

Ryden.co.uk
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The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET SECURE INDUSTRIAL YARD

**AVAILABLE AS A WHOLE
OR IN PART**



**LINTON BUSINESS PARK
GOURDON
DD10 0NH**

Viewing strictly by appointment with
the sole letting agent:

Site Area:
0.59 Hectares (1.45 Acres)

Contact:
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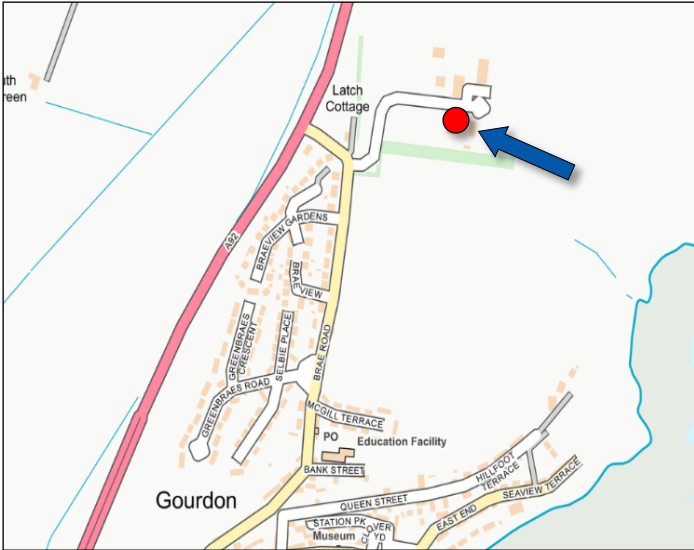
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020 7436 1212

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Location:

The subjects are located in the Linton Business Park situated on the northern outskirts of the village of Gourdon, located 28 miles south of Aberdeen via the A90 and A92. Gourdon is a small fishing village located on Kincardine and Mearns coast with convenient access to the A90.

Occupiers located nearby include Oil Technics Ltd, Carpet Design, Fotheringham Property Developments and FDP Enterprises Ltd.

The exact location is shown on the street plan above.

Description:

The subjects comprise a secure hardcore yard that can support a variety of industrial and storage uses. There is a 2.5m high perimeter fence that is topped with barbed wire and vehicular access is granted via the 11m wide gate. There is a security camera system situated in the centre of the yard, with four fixed angle cameras and one 360 degree camera which tracks the number plate of passing by vehicles.

Rateable Value:

The new draft proposed Rateable Value of the subjects is £14,500 effective from 1 April 2023. Please note this figure is draft and may be subject to change under the ongoing Rating Revaluation.

Accommodation:

The site areas above have been calculated by the use of Promap.

Legal Costs:

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

Viewing & Further Information:

For further information or to arrange a viewing, please contact:

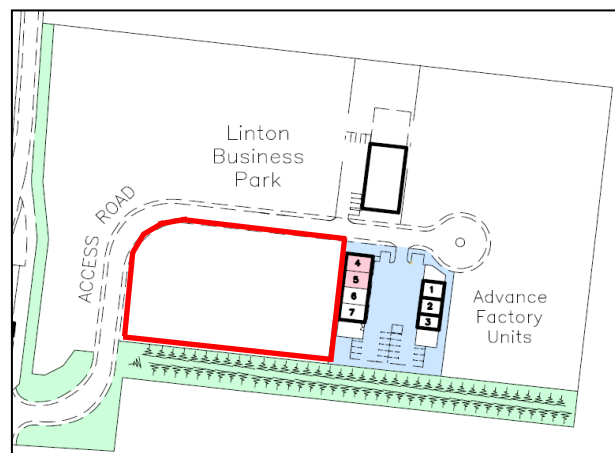
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November 2022

Site Area:



Description	Hectares	Acres
Yard	0.59	1.45

Lease Terms:

The landlord is willing to consider short to medium term leases subject to covenant. The yard is available as a whole or in part.

Rent:

Upon Application.

VAT:

All figures are quoted exclusive of VAT at the prevailing rate.