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01224 588866

TO LET

SECURE STORAGE YARD



STORAGE YARD  
PITMEDDEN ROAD  
DYCE  
ABERDEEN  
AB21 0DP

Viewing is strictly by arrangement  
arrangement with the joint letting  
agents.

Site Coverage (approx):

**1.67 acres (72,745 sq ft)**

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**Location:**

The subjects are situated on Pitmedden Road within Pitmedden Road Industrial Estate which became an established industrial estate during the 1980's and has grown in popularity since then. Occupiers within Pitmedden Road are predominantly in the oil and gas sector and include; Schlumberger, Weatherford, Aker Solutions, Oceaneering, ATR and Stork Technical Services.

The exact location is noted on the plan above.

**Accommodation:**

The site extends to the following approximate gross area:

	Acres	Sq Ft
Storage Yard	1.67	72,745

**Design and Build:**

Consideration will also be given to developing out the site. Design and build options can be delivered tailored to an occupiers needs.

**Description:**

The property comprises a cleared, secure storage yard ready for immediate occupation.

**Rateable Value:**

The site requires to be assessed. Indicative cost can be provided upon request.

**Rent:**

£66,800 per annum (£40k per acre).

**Lease Terms:**

Our clients are seeking to lease the sites on full repairing and insuring terms for a period to be agreed. Shorter term leases will be considered.

**VAT:**

All monies due under the lease will be VAT chargeable at the applicable rate.

**Legal Costs:**

Each party will bear their own costs. The tenant will be liable for any registration dues and LBTT, if required.

**Entry:**

The subjects are available for immediate entry, upon the conclusion of legal formalities.

**Viewing:**

To arrange a viewing or for further information, please contact the joint agents.

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**Please see Page 3 for a ground picture of the subject site.**

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