

Ryden

TO LET

**SECURE STORAGE YARD
APPROX AREA OF
17,500M² – 4.3 ACRES**



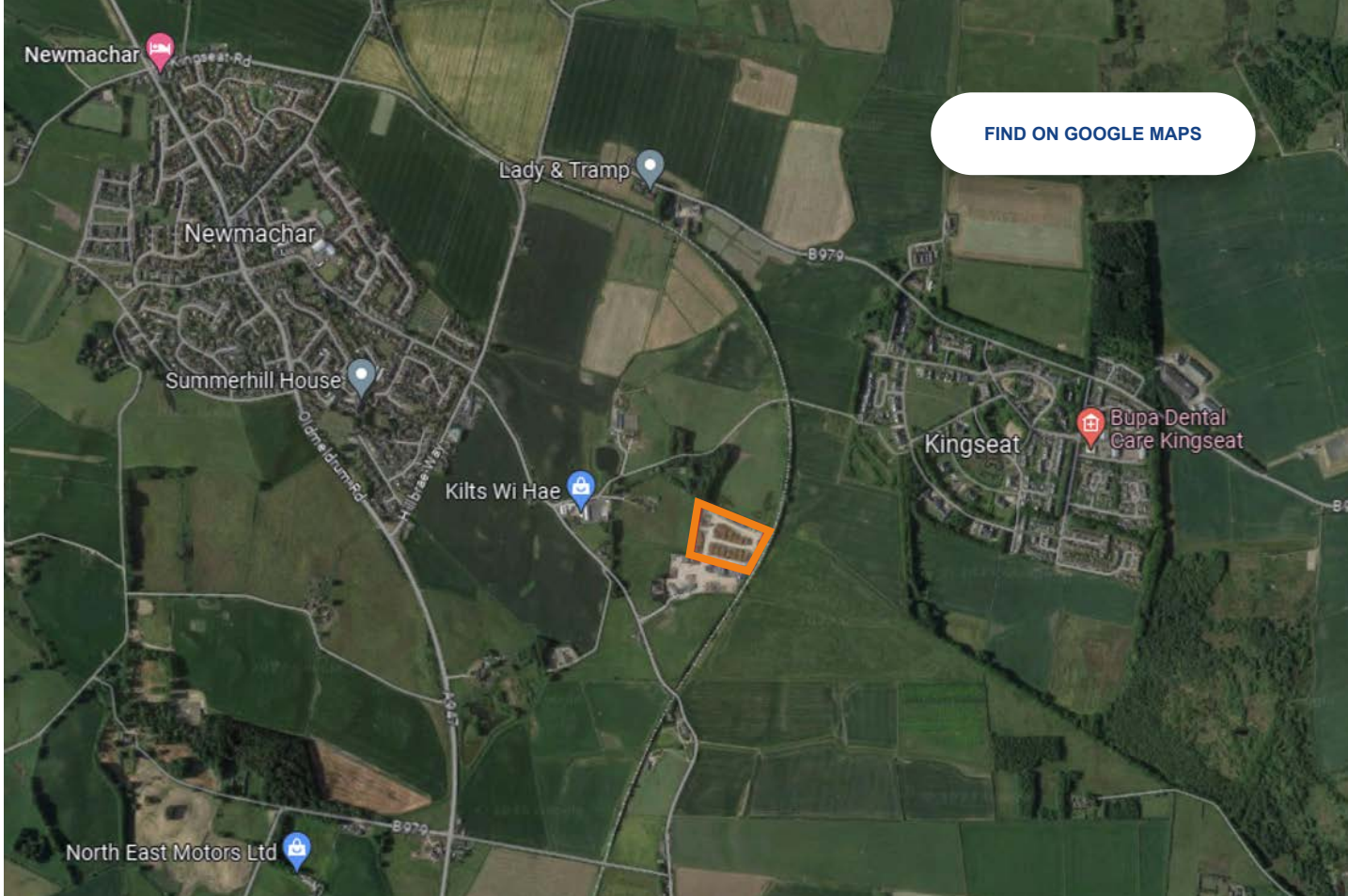
**SEVENOAKS
NEWMACHAR
ABERDEEN
AB21 7PP**

**LARGE WELL
MAINTAINED
STORAGE AREAS**

**SAFE AND SECURE
STORAGE SITE (24-
HOUR SURVEILLANCE)**

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LOCATION

Located on the outskirts of Newmachar, the site is easily accessible by road, and located within close proximity to both the AWPR, Dyce and Aberdeen airport.

DESCRIPTION

- Large well maintained storage areas
- Dedicated site / yard personnel on site to assist clients
- Safe and secure storage site (24-hour surveillance)
- Onsite forklift truck and trained and competent forklift drivers
- Crane services available on request (for heavy / large items and pipe slinging)

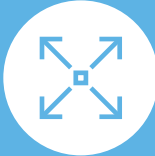
LEASE TERMS

Any medium to long term leases will be considered.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues, if applicable.

THE SITE IS EASILY ACCESSIBLE BY ROAD, AND LOCATED WITHIN CLOSE PROXIMITY TO BOTH THE AWPR, DYCE AND ABERDEEN AIRPORT.



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GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **September 2023**

