

## SUBSTANTIAL SECURE YARD

- > AREA 8 ACRES (3.24 HECTARES OR THEREBY)
- > CLOSE PROXIMITY TO AWPR
- > RENTAL ON APPLICATION

TO LET

**WHITECAIRNS, ABERDEENSHIRE**

**CONTACT:** James Morrison, james.morrison@shepherd.co.uk, 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

The subjects are located approximately 9 miles north of Aberdeen City Centre within the rural settlement of Whitecairns and is accessed off the B999. Aberdeen forms the third largest which has a population of around 23,000 (Aberdeen City Council, 2016) and a large regional catchment population in the region of 550,000. Aberdeen is the administrative capital of the North East of Scotland and, as such, enjoys strong communication links with the rest of Scotland, the UK and Europe.

**DESCRIPTION**

The subjects comprise a large recently completed industrial storage yard and is laid in compacted hard-core and benefits from drainage around the perimeter. Access to the site is to the east most boundary via two separate vehicle gates and the site is bounded by hardcore bunds and a modern steel palisade fence to the boundaries. There is also substantial conifer hedge to the east most boundary.

**RENTAL**

Rental upon application and dependant upon area leased and duration. As is standard practice this will be payable quarterly in advance.

**LEASE TERMS**

Our clients are seeking to lease the premises for a negotiable period with any medium to long term lease durations being subject to upward only rent review provisions.

**RATING**

The subjects are currently entered into the Valuation Roll at a Rateable Value of £13,500. We would point out that an incoming occupier would have the opportunity to appeal Rateable Value.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects do not require an EPC.

**VAT**

All rents, prices, premiums, etc., are quoted exclusive of VAT.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

ACCOMMODATION	Acres	Hectares
Hardcore Yard	8	3.24

The above mentioned areas have been calculated using online mapping software.



For further information or viewing arrangements please contact the sole agents:

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