

SUBSTANTIAL SECURE YARD

- > CAN BE LET AS WHOLE OR
IN PART
- > 2.22 ACRES OR (9,000 SQM)
OR THEREBY

TO LET

ORROCK WEST YARD, BY WHITECAIRNS, ABERDEENSHIRE, AB23 8UL

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**SHEPHERD**
COMMERCIAL

LOCATION

The site is situated just outside Whitecairns, in the north of Aberdeenshire, some 14km north of Aberdeen City Centre, 12km north of Bridge of Don and 11km north east of Dyce.

The subjects lie east of the B999 roadway a short distance north of Whitecairns and can be accessed by following the signs to Orrock for approximately 2km. Whitecairns is a popular commuter route running between Pitmedden and beyond where it links at Murcar with the A90 major trunk road and the AWPR.

DESCRIPTION

The subjects comprise a substantial secure storage yard finished in hardcore. The site is accessed by steel double entry swing gates and is bound at its perimeter by palisade and chain link fencing. Furthermore the site landlocked providing it with extra security.

A new built industrial unit can be provided on site and further information in this regard can be obtained by contacting the marketing agents.

LEASE TERMS

Any lease will be prepared on Full Repairing and Insuring Terms for a period to be agreed. Any medium to long term lease will provide for periodic upward only rent reviews.

RENT

The rental will be dependant upon lease duration.

RATING

The subjects will require assessment upon occupation.

ENTRY

Immediate upon the conclusion of legal missives.

VAT

The rent and purchase price quoted are exclusive of VAT.

LEGAL COSTS

In accordance with normal practice, each party will be responsible for their own legal costs arising from any transaction. However, the ingoing tenant will be responsible for any LBTT and registration dues where applicable.

ACCOMMODATION

The property comprises the following accommodation:-

ACCOMMODATION	Acres	SQM
Yard	2.22	9,000

The foregoing areas have been calculated from on site measurements.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

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