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## DETACHED INDUSTRIAL UNIT WITH YARD

- > RENTAL - £120,000PA
- > GROSS INTERNAL AREA –  
1,331.22 SQM (14,329 SQFT)
- > CONCRETE YARD – 4,759.24  
SQM (51,228 SQFT)
- > CLOSE PROXIMITY TO  
BLACKDOG JUNCTION OF AWPR

TO LET/MAY SELL

### SITE D, BLACKDOG INDUSTRIAL ESTATE, ABERDEEN, AB23 8BT

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**LOCATION**

The subjects are located within Blackdog Industrial Estate, some two miles north of Bridge of Don. The Industrial estate benefits from excellent connectivity as it is accessible directly from the A92 and located only a short distance from the Blackdog Junction of the Aberdeen Western Peripheral Route (A90), further enhancing accessibility to the north and south.

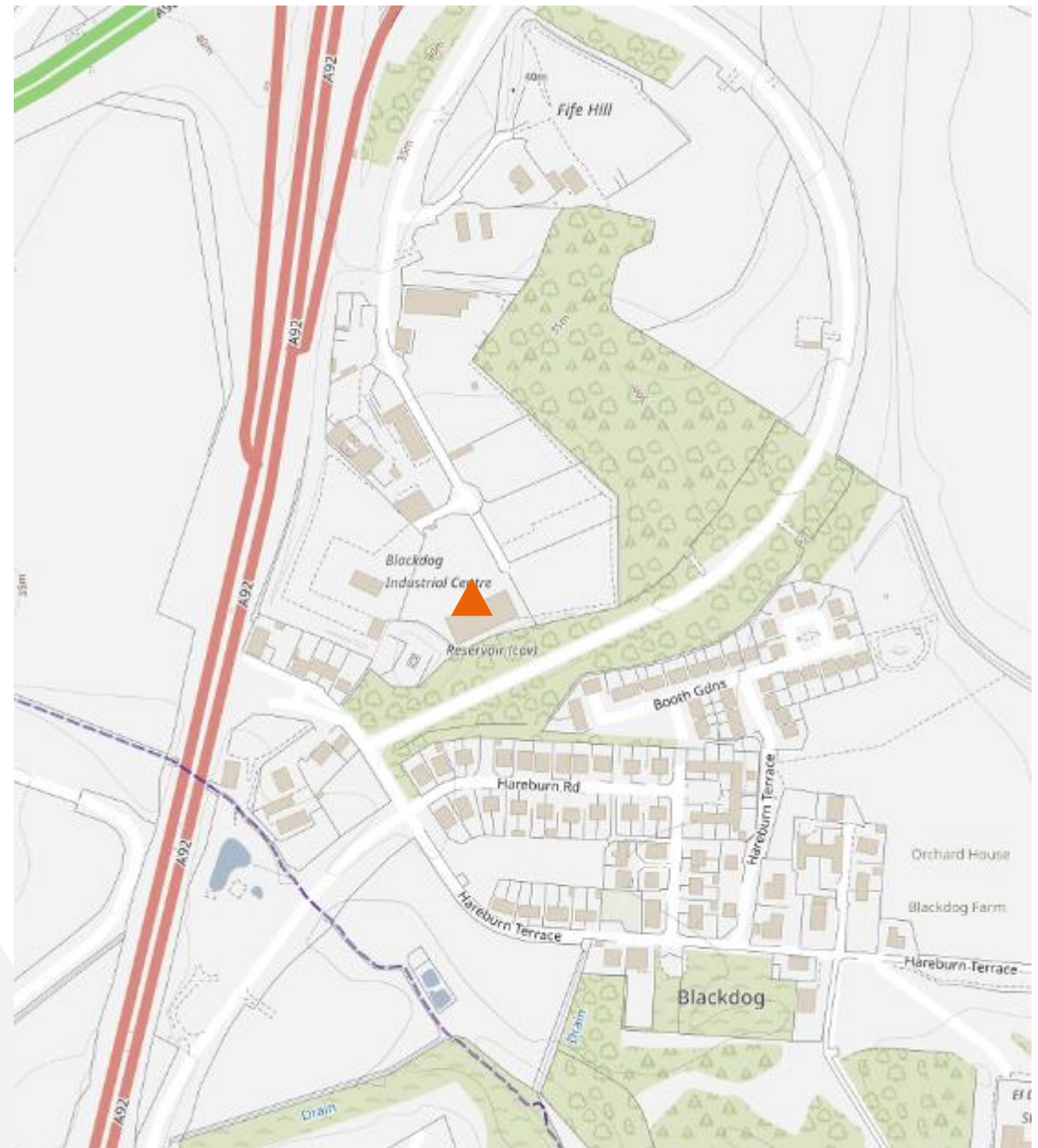
**DESCRIPTION**

The subjects comprise a modern, detached industrial unit with integral office/trade counter accommodation and a large secure storage yard. The unit is of steel portal frame construction with concrete slab floor and blockwork walls to dado height and profiled metal sheet cladding. The pitched roof is similarly clad and incorporates roof lights. Ceiling hung sodium spotlights provide additional lighting.

Internally, the warehouse is split by full height blockwork wall to form two interlinked warehouse areas. The unit benefits from an eaves height of 7.0 meters and vehicular access can be taken via two electric roller shutter doors (measuring 4.5 meters wide x 5.6 meters high) The unit benefits from 3 phase power.

The small warehouse comprises open plan storage to the front with staff welfare, kitchen facilities and meeting room to the rear. Mezzanine storage is provided above and is accessed via two steel staircases. At ground floor level, the front trade counter area leads into the main office which benefits from a further meeting room or individual office.

The unit benefits from a large storage yard, which is laid to concrete, and parking area to the front which is surrounded by steel palisade security fence. Access to the site is provided via double entry steel swing gates.



ACCOMMODATION	SQM	SQFT
Warehouse 1	677.04	7,288
Mezzanine 1	23.11	249
Warehouse 2	164.35	1,769
Mezzanine 2	241.69	2,602
Office	225.04	2,422
<b>TOTAL</b>	<b>1,331.22</b>	<b>14,029</b>
Yard	4,759.24	51,228

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

**RENT**

£120,000pa, exclusive of VAT.

**PRICE**

Offers invited.

**ENERGY PERFORMANCE CERTIFICATE**

Available upon request.

**VAT**

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

**LEGAL COSTS**

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

**RATEABLE VALUE**

The property is currently entered into the valuation roll for the value of £106,000

Qualifying occupants would be eligible to rates relief, with further information available on request.

**ENTRY**

Available from March 2024



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

**Shepherd Chartered Surveyors**, 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202 800  
**CBRE**, 1MSq, Marischal Square, Broad Street, Aberdeen, AB10 1BL, 01224 219 000

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