

TO LET/FOR SALE

SITE OPPORTUNITY

Suitable For Variety of Uses
Subject to Planning

Situated Within Popular
Business Location

Close Proximity to Union Square

Site Area – 1,360 SQM (14,639
SQFT)



PALMERSTON ROAD, ABERDEEN, AB11 5RE

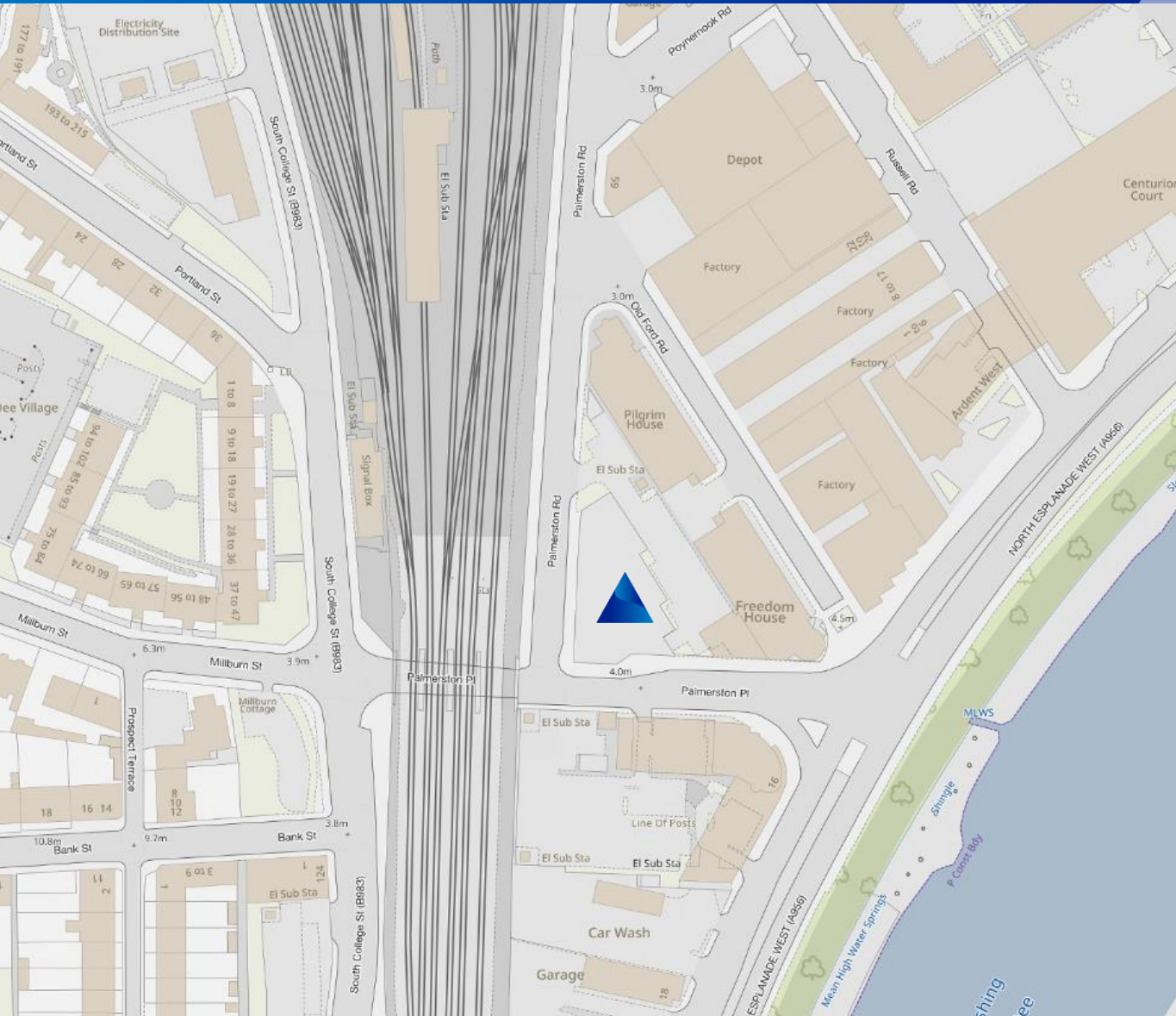
CONTACT: Mark McQueen | mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

PALMERSTON ROAD, ABERDEEN, AB11 5RE



The subjects occupy a prominent location on Palmerston Road where the Street meets Poyrnook Road within the North Dee Business Quarter (NDBQ). The area is an established City Centre business location within easy reach of Union Square Shopping Centre, which is also the main transport hub for the City.

Whilst the location is City Centre, the location is easily accessible to the inner ring road system, connecting to Wellington Road for easy access south of the City and in turn onto the Aberdeen Western Peripheral Route (AWPR).

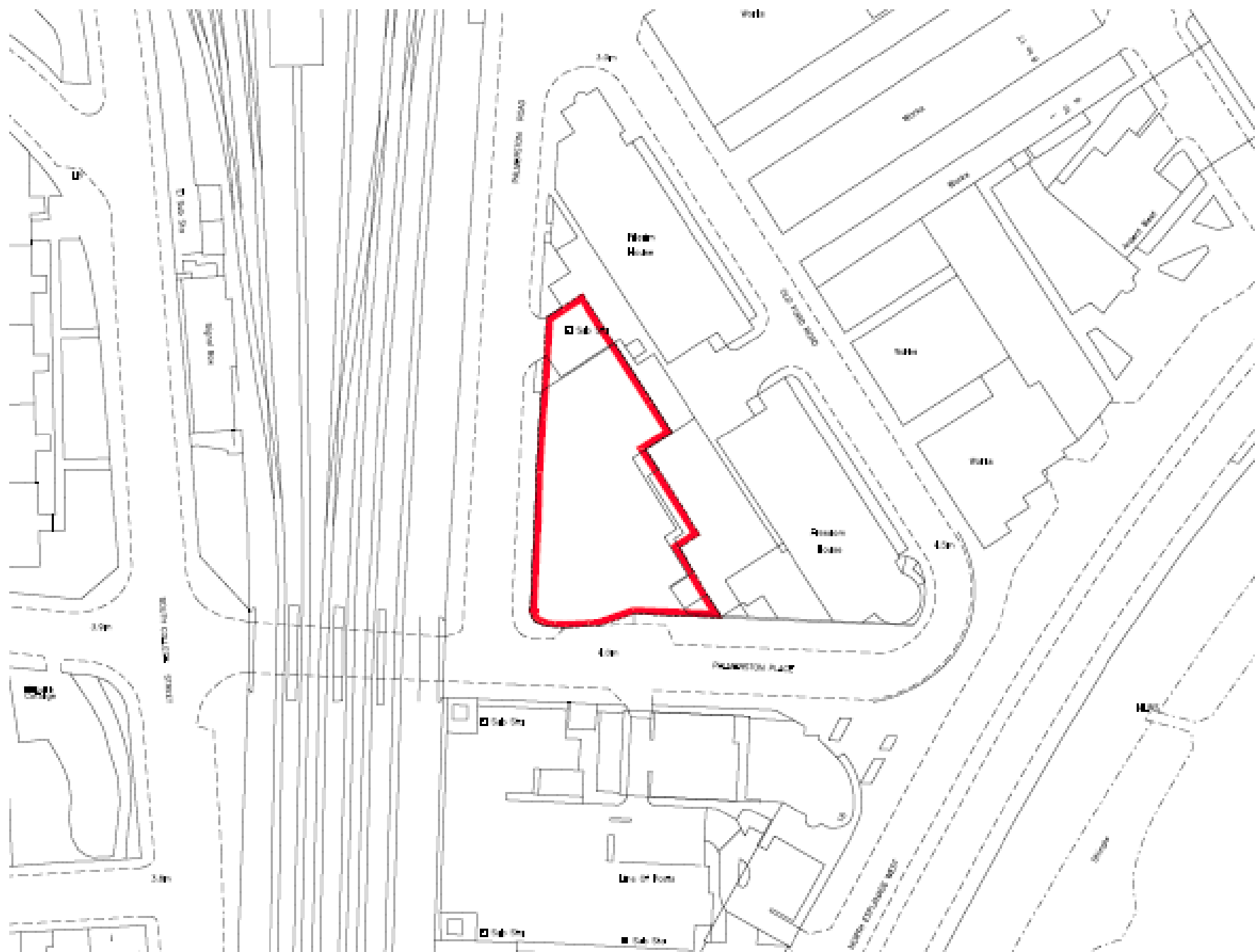
Well Located Site, Suitable For A Variety Of Uses Subject To Planning



FIND ON GOOGLE MAPS



PALMERSTON ROAD, ABERDEEN, AB11 5RE





Description

The opportunity comprises of a roughly level site with access from Palmerston Road.

Site Area

The site extends to approximately 1,360 sqm (14,639 SQFT)

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

Price

Offers are invited.

Rental

Upon Application

Lease Terms

The opportunity is available for a period to be agreed either by way of a shorter term occupational lease or long term ground lease.

Rateable Value

The site is currently entered into the valuation roll as premises under reconstruction.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Entry

Immediate entry is available.

Get in Touch

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



Mark McQueen

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Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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