



TO LET

SECURE YARD

Extends to 0.88 acres of thereby

Easy access to AWPR and the A90

Located a short distance north of Bridge of Don

Rental - £30,000pa

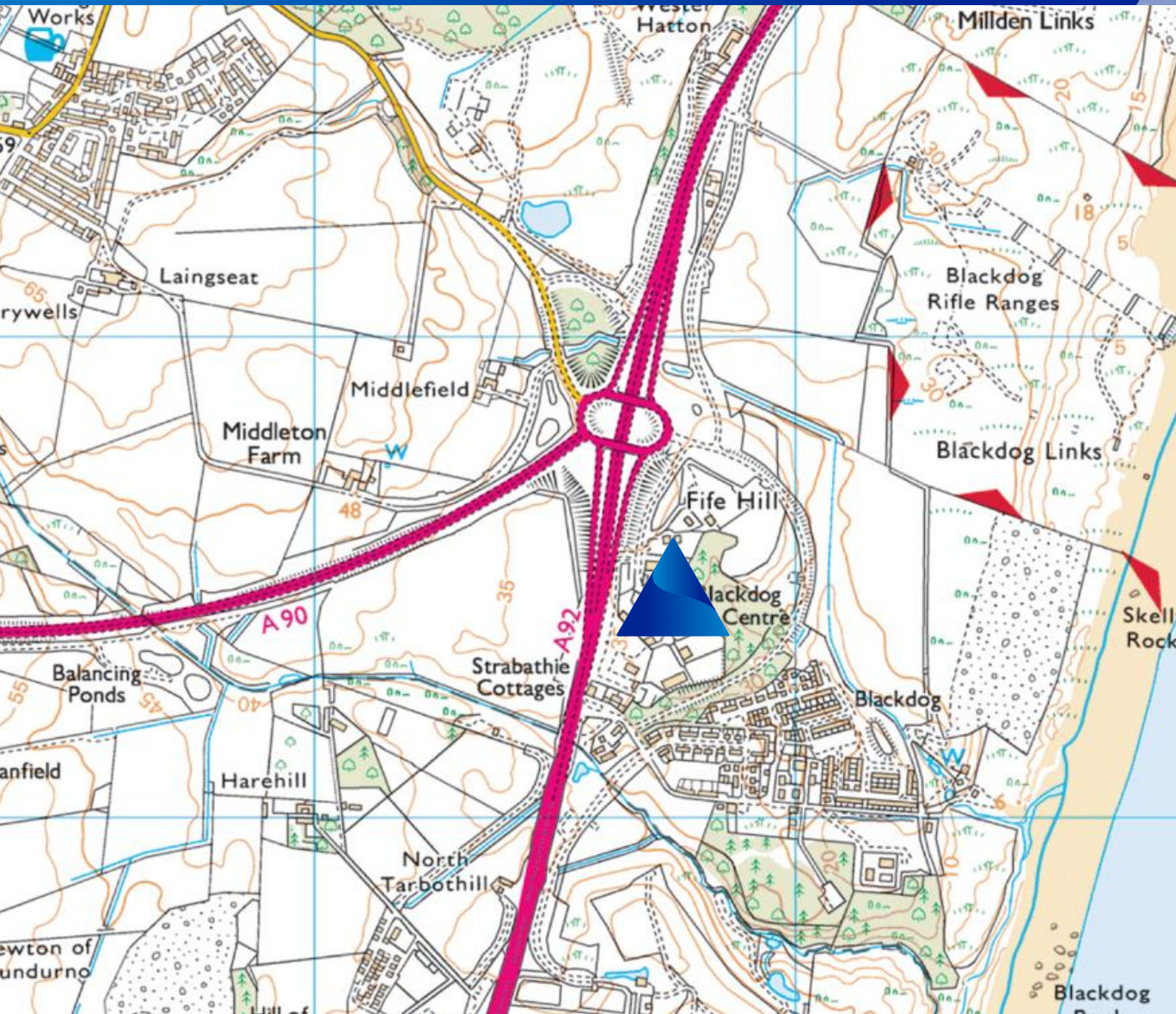


WHAT 3 WORDS

**SITE F, BLACKDOG INDUSTRIAL CENTRE,
BRIDGE OF DON, ABERDEEN, AB23 8BT**

Contact: James Morrison | j.morrison@shepherd.co.uk | 01224 202 836
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Secure Yard adjacent to A90



FIND ON GOOGLE MAPS

Location

The site is approximately 5 miles north of Aberdeen city centre within the Blackdog Industrial Centre and are accessed off the A92 dual carriageway linking Aberdeen to Peterhead. The site is also located in close proximity to the Blackdog AWPR Interchange and as such has excellent transport links north and south.

Description

The subjects comprise a secure yard extending to circa 0.88 acres and is generally level laid in hardcore with has steel post and wire mesh fencing together with double entrance gates,

Rent & Lease Terms

A rental of £30,000 per annum is sought. Our clients are seeking to lease the subjects for a negotiable period subject to upward only rent review provisions should a medium to long term lease duration be requested.

Rateable Value

The subjects have a Rateable Value of £25,500

Entry

Upon conclusion of legal missives.

Legal Costs

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant will be responsible for LBTT, Registration Dues if applicable.

VAT

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



Get in Touch

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



James Morrison

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Shepherd Chartered Surveyors

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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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