

## SECURE YARD

- > RENTAL - £10,000 PER ANNUM
- > SIZE – 2,350 SQM (25,295 SQFT)
- > CLOSE PROXIMITY TO AWPR BLACKDOG CONNECTION

TO LET

**YARD, SHIELHILL QUARRY, BRIDGE OF DON, ABERDEEN, AB23 8BJ**

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



**LOCATION**

The the yard is located on the north side of the road that connects the B999 and B997 just to the north of Bridge of Don and provides yard accommodation.

**DESCRIPTION**

The yard is laid in a mixture of hardcore, concrete and tarmac. There is a raised platform area to the north which could be utilised for loading/unloading.

**RENTAL**

A rental of £10,000pa is sought. As is standard practice this will be payable quarterly in advance.

**RATING**

The subjects are entered into the Valuation Roll at £12,750.  
We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

**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.

**VAT**

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



**ACCOMMODATION**

ACCOMMODATION	SqM	SqFt
Total Site Area	2,350	25,295
Estimated Useable Site Area	1,372	14,768



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN  
James Morrison, [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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