

YARD SPACE

- > SIZE – 5 ACRES (2.02 HECTARES)
- > RENTAL - £130,000 PA
- > CAN BE LET IN WHOLE OR IN PART
- > SECURE PALISADE FENCING
- > BENEFITS FROM A CCTV OPERATING SYSTEM

ON BEHALF OF:



TO LET

YARD MARYWELL COMMERCIAL PARK, ABERDEEN, AB12 4SB

CONTACT: James Morrison, james.morrison@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



LOCATION

Marywell Commercial Park is strategically located 5 miles south of Aberdeen City Centre between Cove and Portlethen. The site allows for easy access to the A90 Aberdeen to Dundee Trunk Road. The site is located just 1.5 miles from Charleston Junction of the Aberdeen Western Peripheral Route.

Occupiers of Marywell Commercial Park include: Arnold Clark, West End Glazing, Keyline, Phoenix Robs Ltd, Milaha Offshore Services, International Tubular Services and Nationwide Platforms.

DESCRIPTION

The yard is laid predominately in hardcore with concrete in part and is secured by a palisade fence and benefits from a CCTV operating system.

ACCOMMODATION

The premises have been measured via online mapping software

Yard	Acres	Hectares
TOTAL	5	2.02



VAT

All prices and other costs are quoted exclusive of VAT.

RENTAL

£130,000pa. As is standard practice this will be payable quarterly in advance. A longer lease would benefit from a discounted rental.

RATEABLE VALUE

A We are advised that the subjects are currently entered in the Valuation Roll as follows;

Yard: £74,500

TERMS

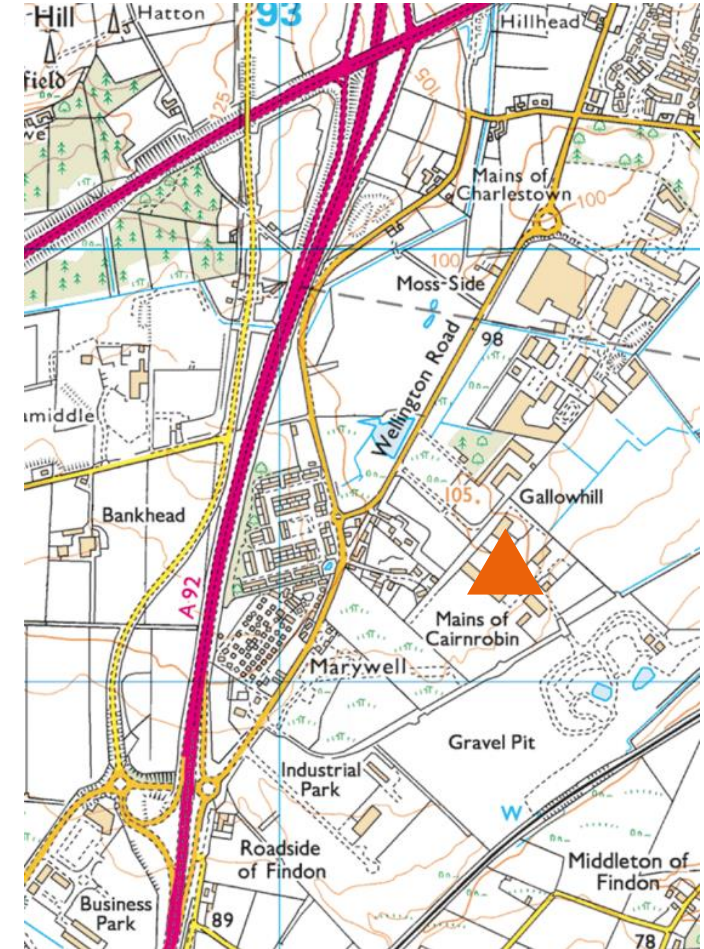
Available of Full Repairing and Insuring terms for a negotiable period. Any medium to long term lease will incorporate upward only rent review at periodic intervals.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agent directly.



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

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