



TO LET

Yard Space

Size – 1 acre

Benefits from CCTV Operating System

5 miles south of new Aberdeen South Harbour

1 mile south of AWPR Charleston Flyover

Rental : £30,000 pa



WHAT 3 WORDS

**SITE 3, MARYWELL COMMERCIAL PARK, ABERDEEN,
AB12 4SB**

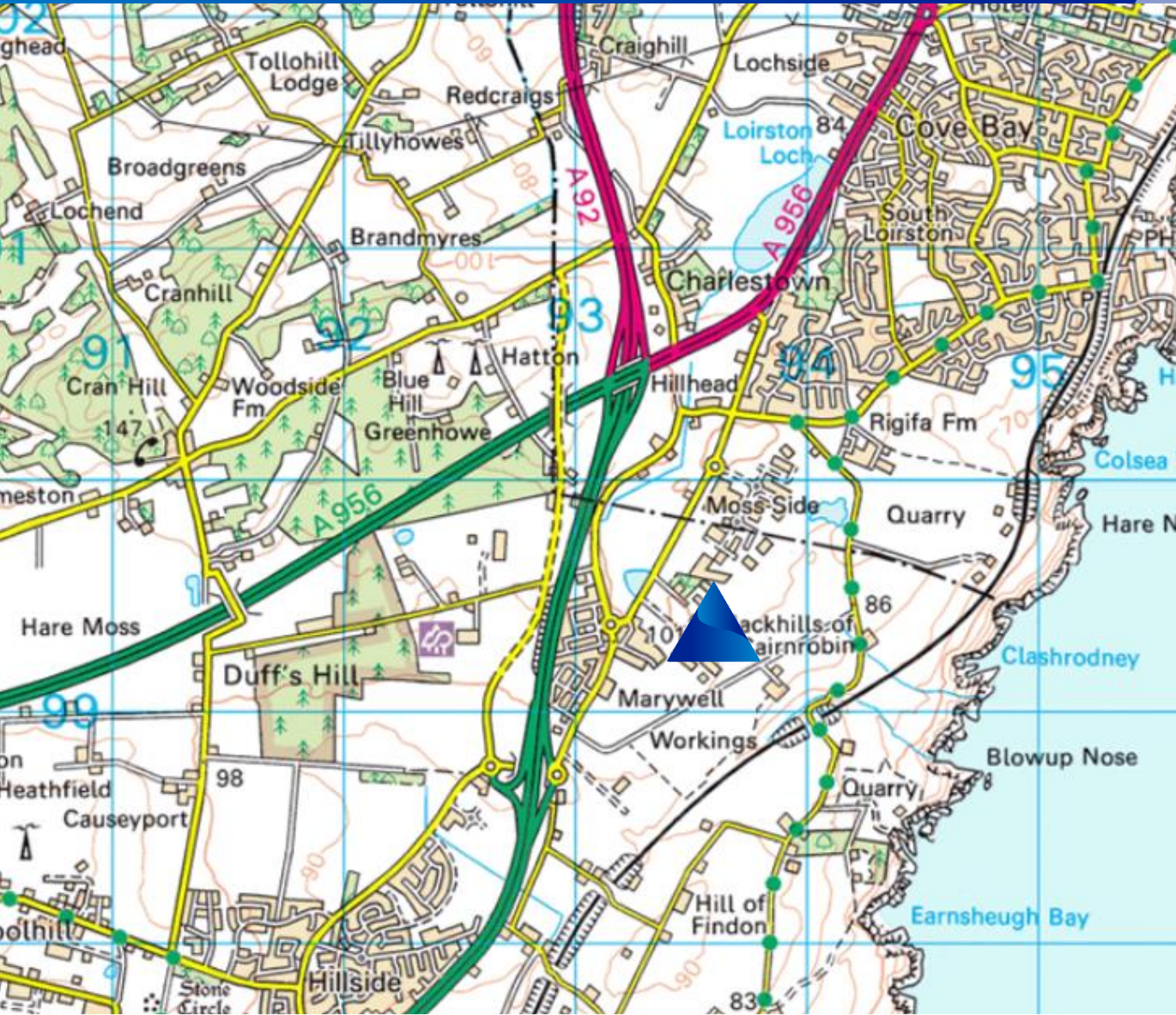
James Morrison | j.morrison@shepherd.co.uk | 01224 202 836





Location

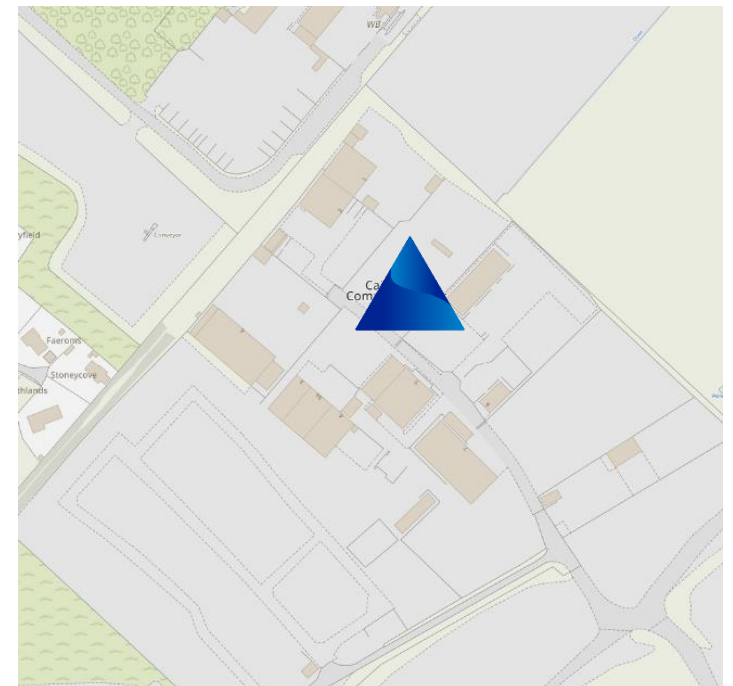
SITE 3, MARYWELL COMMERCIAL PARK,
ABERDEEN, AB12 4SB



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 miles from Charleston Junction of the Aberdeen Western Peripheral Route.

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



Strategically located hardcore yard



FIND ON GOOGLE MAPS





Description

The subjects comprise of a hardcore yard which benefits from a CCTV system.

Accommodation

The subjects measure approx. 1 acre and has been calculated from online mapping software.

Rental

£30,000pa. As is standard practice, this will be payable quarterly in advance.

Terms

The subjects are available on FRI terms for a negotiable period. Any medium to long term duration will be subject to upward only rent review provisions

Rateable Value

The subjects are entered in the valuation roll at a rateable value of £23,750.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The tenant will be liable for any LBTT and Registration Dues if applicable.



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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t: 01224 20280



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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