



## SECURE YARD

- > LOCATED WITHIN ESTABLISHED INDUSTRIAL ESTATE
- > 1.06 ACRES / 0.43 HECTARES OR THEREBY
- > £30,000 PA
- > CLOSE PROXIMITY TO BLACKDOG AWPR INTERCHANGE

TO LET

**YARD E, BLACKDOG INDUSTRIAL ESTATE, BRIDGE OF DON, ABERDEEN, AB23 8BT**

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## YARD E, BLACKDOG INDUSTRIAL ESTATE, BRIDGE OF DON, ABERDEEN, AB23 8BT

### LOCATION

The site is approximately 5 miles north of Aberdeen city centre within the Blackdog Industrial Estate 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 area which is laid in a mix of concrete and hardcore. The site is accessed via steel gate with the site being secured via wire mesh.

### RENTAL

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

### RATING

The subjects are currently entered in the Valuation Roll at a Rateable Value of £39,250 however from 1<sup>st</sup> April 2023 the revised Rateable Value is £30,500.

An incoming occupier would have the opportunity to appeal the Rateable Value.

### VAT

All figures quoted are exclusive of VAT at the prevailing rate

### 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.

### ACCOMMODATION

The site is approximately 1.06 acres / 0.43 hectares or thereby.

The above area has been calculated from online mapping software.



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

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