

## SUBSTANTIAL SECURE YARD

- > CAN BE LET AS WHOLE OR  
IN PART
- > 2 ACRES OR (8,100 SQM)  
OR THEREBY

TO LET

**ORROCK YARD, BY WHITECAIRNS, ABERDEENSHIRE, AB23 8UL**

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



**LOCATION**

The site is situated just outside Whitecairns, in the north of Aberdeenshire, some 14km north of Aberdeen City Centre, 12km north of Bridge of Don and 11km north east of Dyce.

The subjects lie east of the B999 roadway a short distance north of Whitecairns and can be assessed by following the signs to Orrock for approximately 2km. Whitecairns is a popular commuter route running between Pitmedden and beyond where it links at Murcar with the A90 major trunk road.

**DESCRIPTION**

The subjects comprise a substantial secure storage yard finished in hardcore. The site is accessed by steel double entry swing gates and is bound at its perimeter by chain link fencing. Furthermore the site is landlocked providing it with extra security and a 3 phase electricity supply is provided.

A new built industrial unit can be provided on site and further information in this regard can be obtained by contacting the marketing agents.

**LEASE TERM**

Any lease will be prepared on Full Repairing and Insuring Terms for a period to be agreed. Any medium to long term lease will provide for periodic upward only rent reviews.

**RENT**

Rental upon application.

There may be the potential to let smaller sections of the site and in this regard interested parties should contact the marketing agent.

This does not include the potential for the development of an industrial unit and further information in this regard can be discussed with the leasing agent.

**RATING**

The subjects will require reassessment upon occupation.

**ENTRY**

Immediate upon the conclusion of legal missives.

**VAT**

The rent and purchase price quoted are exclusive of VAT.

**LEGAL COSTS**

In accordance with normal practice, each party will be responsible for their own legal costs arising from any transaction. However, the ingoing tenant will be responsible for any applicable LBTT and registration.

**ACCOMMODATION**

The property comprises the following accommodation:-

ACCOMMODATION	Acres	SQM
Yard	2	8,100

The foregoing areas have been calculated form on site measurements.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
James Morrison, james.morrison@shepherd.co.uk

www.shepherd.co.uk



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