



# TO LET/MAY SELL

On behalf of **GSS DEVELOPMENTS**



## Secure Storage Yard

Site F, Blackdog Industrial Estate, Bridge of Don, Aberdeen, AB23 8BT

### Yard Area

Site F: 0.88 acres / 0.35 hectares

To arrange a viewing or for further information,  
please contact the sole agents:

## Ryden

### Ryden LLP

Paul Richardson | Daniel Stalker

25 Albyn Place, Aberdeen, AB10 1YL

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## Location

The site is situated approximately 5 miles north of Aberdeen city centre within the Blackdog Industrial Estate. The subjects are accessed off the main A92 dual carriageway linking Aberdeen to Peterhead. The site also has access to the Aberdeen Western Peripheral Route (AWPR) benefiting from excellent road links to the City of Aberdeen and its surrounding areas.

Blackdog Industrial Estate is a well established industrial and business location with notable occupiers in close proximity including Kier, Northburn Industrial Services, Watermill Coaches, William Walker Transport and Augean. The location of the site is shown on the site plan attached, along with a map highlighting the AWPR which will improve journey times and connectivity.

## Rent/Sale Price

Upon Application

## Rateable Value

Site F: £32,750

Any incoming occupier has the right to appeal the rating assessment

## Lease Terms

Our clients are seeking to lease the sites on full repairing and insuring terms for a five-year period. Shorter term leases and selling the sites may also be considered.

## VAT

Unless otherwise stated, all prices, premiums and rents quoted are exclusive of Value Added Tax (VAT). Any prospective tenant must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Legal Costs

Each party will pay their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues, if applicable.

## Entry

Immediate, upon the conclusion of legal formalities.

## Viewing

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