



BAY 2

GOURDIEBURN

POTTERTON | ABERDEEN | AB23 8UY

TO LET

**INDUSTRIAL/STORAGE
FACILITY WITH YARD**

1,475.38 SQ M (15,881 SQ FT)



LOCATION

THE PROPERTY IS LOCATED ON THE OUTSKIRTS OF POTTERTON APPROXIMATELY 3 MILES NORTH OF BRIDGE OF DON. THE SURROUNDING AREA IS MAINLY RURAL IN NATURE COMPRISING A MIXTURE OF RESIDENTIAL PROPERTIES AND FARMLAND.

The property benefits from direct access to the B999 which provides immediate access to the A90 dual carriageway, which is the main arterial route north and south. Aberdeen city centre is located approximately 7 miles south east.

The location of the subjects can be seen on the map opposite.



DESCRIPTION

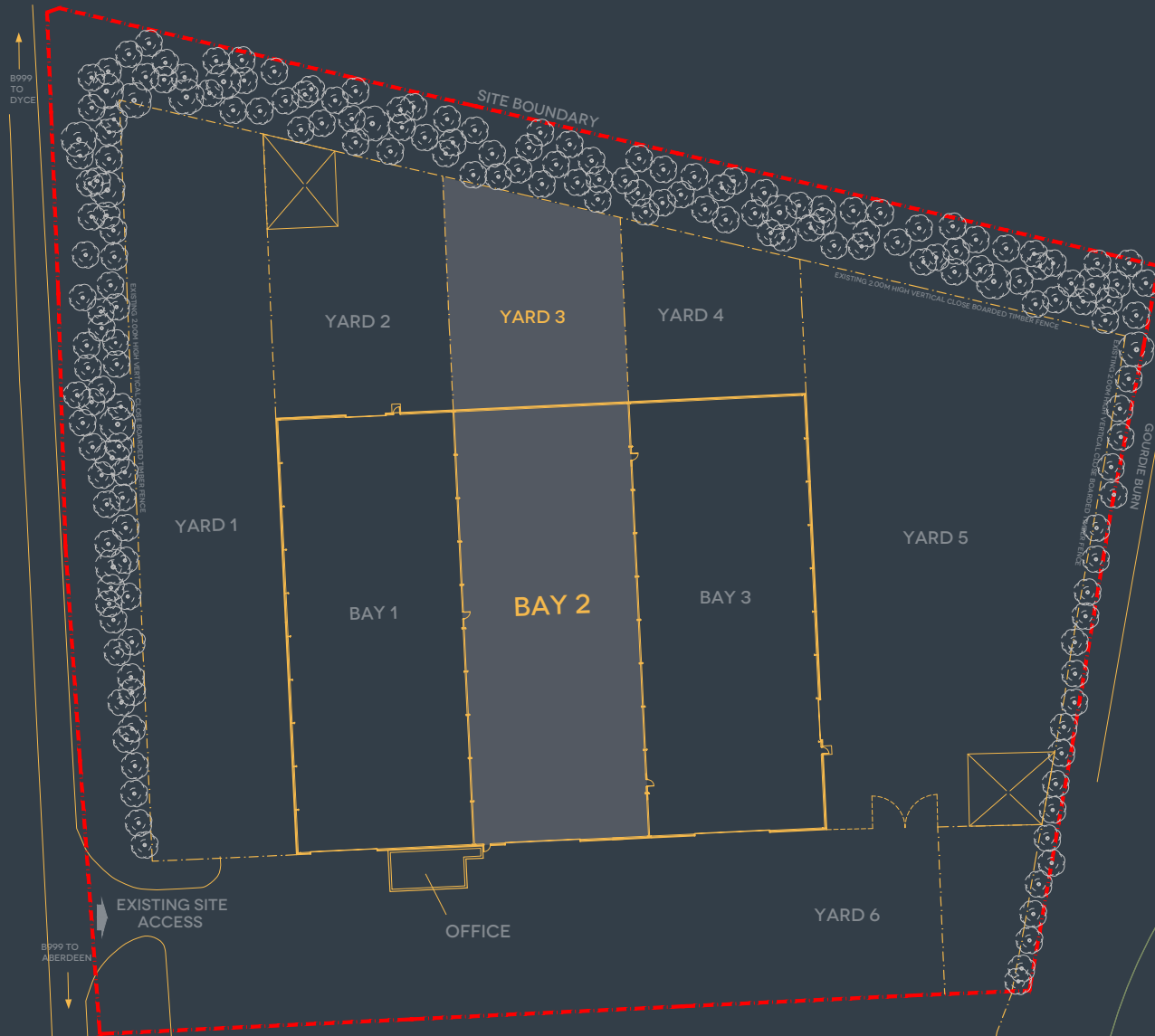
THE SUBJECTS COMPRISE MID-TERRACED INDUSTRIAL UNIT OF STEEL PORTAL FRAME CONSTRUCTION OFF A CONCRETE FLOOR UNDER A PITCHED ROOF. THE ROOF HAS RECENTLY BEEN REPLACED ACROSS THE ENTIRE TERRACE.

The subjects benefit from an eaves height of approx. 5.5 metres and one large electric roller shutter door. A second roller shutter door is due to be installed at the rear of the unit providing access to the concrete yard to the rear. There is potential to provide additional yard space to the front of the unit. There is also car parking available at the front of the property.

FLOOR AREAS

The premises have been measured following the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas were derived.

	Sq M	Sq. Ft
WAREHOUSE	1,430.63	15,399
OFFICE	21.17	228
TOTAL	1,451.79	15,627
CONCRETE YARD	655.56	7,056





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LEASE TERMS

Flexible lease terms available on request.

RENT

£86,000 per annum.

All rents quoted are exclusive of VAT and payable quarterly in advance.

RATEABLE VALUE

The subjects require to be reassessed on occupation.

LEGAL COSTS

Each party will bear their own legal costs. The tenant will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable

ENERGY PERFORMANCE CERTIFICATE

The subjects are exempt from the EPC Rating Assessment.

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

ENTRY

Immediate upon the conclusion of legal missives.

VIEWINGS AND OFFERS

For further information or viewing please contact the joint agents.



**HUTCHEON MEARN'S
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