

INDUSTRIAL TO LET

Unit 4, Marywell Commercial Park

Aberdeen | AB12 4SB

 **HUTCHEON
MEARNS**
REAL ESTATE



LOCATION

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 1.5 miles from Charleston Junction of the Aberdeen Western Peripheral Route.

Occupiers include *John Clark Motors*, *West End Glazing*, *Keyline*, *Halul Offshore*, *International Services* and *Nationwide Platforms*.

DESCRIPTION

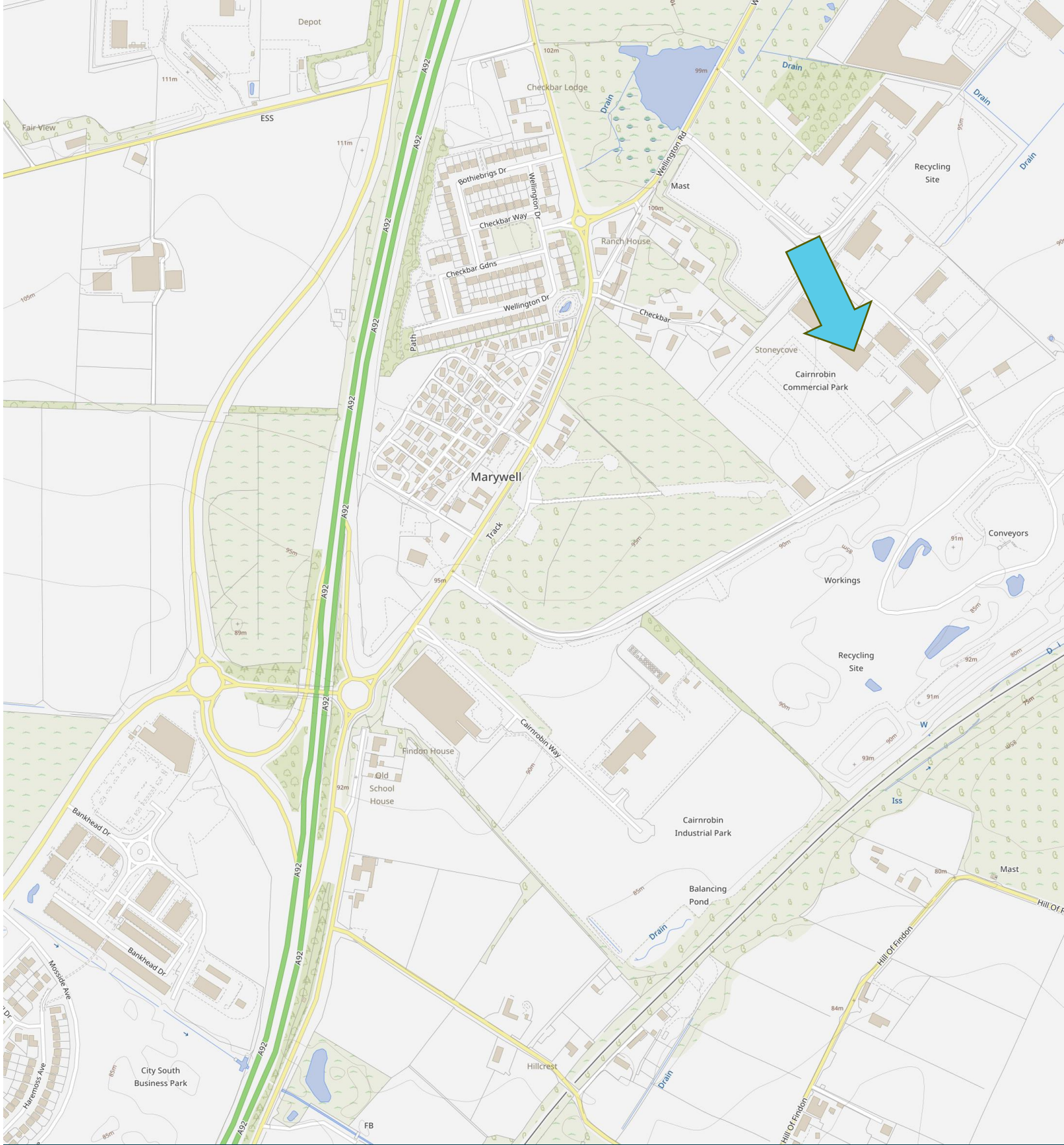
Marywell Commercial Park is access via a privately owned road off Old Stonehaven/Redmoss Road (A92) and comprises a large, predominantly regularly shaped site with warehouses, office portacabins, surface yards and open-air storage space.

The estate is fully serviced with infrastructure including concrete roads and car parks, comprehensive CCTV systems and patrolled security outside working hours, cleaning services, heavy duty power washer units, electricity supply and water supplies. Secured by a perimeter fence with access restricted to occupiers only out-with the core operating hours. Forklift and crane services can also be provided.

The subjects comprise of a detached industrial unit.

The unit benefits from the following specification:

- 5.3 metre eaves height
- High bay lighting
- 1 no electric roller shutter doors (5.8m high, 5.8m wide)
- 3 phase power supply



ACCOMMODATION

The premises extend to the following approximate gross areas:

Demise	Sq M	Sq Ft
Warehouse	329.40	3,546
Yard – Concrete	457.51	4,925

Additional yard area may be available on site by way of separate negotiation.

RENTAL

£32,000 per annum.

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

SERVICE CHARGE

The tenant will be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common areas of the estate.

Further details are available on request.

RATEABLE VALUE

£28,000 effective from 1 April 2023.

ENERGY PERFORMANCE CERTIFICATE

Further information is available upon request.



OFFERS & VIEWINGS

All offers should be submitted in the standard Scottish legal form to the sole agent who will also make arrangements to view.

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September 2025

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