

## Intown Road, Bridge of Don, Aberdeen, AB23 8BU

- Large Yard 0.38 Ha (0.95 Acres) approx.
- Immediate entry
- Flexible lease terms available
- Excellent transport links

## LOCATION

The subjects are located on the West side of the A956 in Bridge of Don, lying approximately three miles North of Aberdeen City Centre. The subjects benefit from excellent road links with close proximity to the A90, one of Aberdeen's main arterial routes, and the Ellon Road (A956) connecting the City Centre with Ellon, Peterhead and the North. The Aberdeen Western Peripheral Route (AWPR), is also in close proximity, improving connectivity between Bridge of Don and the rest of Aberdeen.

Aberdeen International Airport and Aberdeen train and bus stations are located approximately six miles West and five miles South of the property respectively.

Nearby occupiers include BOC Gas, GS Hydro, Intermoor and Grayloc Products.

The exact location of the site is highlighted on the plan above.

## DESCRIPTION

The subjects comprise a large rectangular shaped site which is bound on all elevations by secure steel palisade fencing. Vehicular access is via double metal swing gates accessible from Intown Road. The site is generally level and is predominately covered by a concrete surface with an element of hardstanding and is thus well suited for a variety of open storage uses.

## SITE AREA

The total site extends to 0.38 Hectares (0.95 Acres) or thereby.

## RATING

The subjects will require to be re-assessed for Rating purposes. The Tenant will be liable for rates payable.

## LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring lease on terms to be agreed. Any medium or long term lease will incorporate periodic rent reviews. Short term leases will also be considered.

## RENT

On application.

## V.A.T.

All prices, premiums and rents quoted are exclusive of any V.A.T. that may be applicable.

## ENTRY

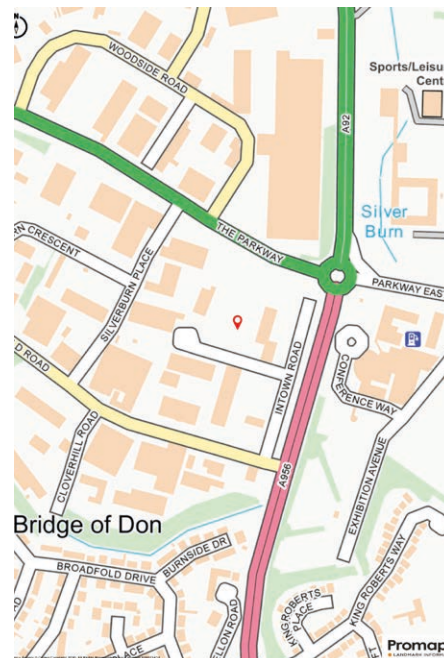
Immediate, upon conclusion of legal formalities.

## LEGAL COSTS

Each party will bear their own legal costs incurred in this transaction. The ingoing Tenant will be responsible for any Land & Buildings Transaction Tax (LBTT) and Registration Dues, as applicable.

## VIEWING + OFFERS

By prior arrangement with the sole letting agents to whom all formal offers should be submitted in Scottish legal form.



To arrange a viewing please contact:



**Emma Gilbert**

Graduate Surveyor  
emma.gilbert@g-s.co.uk  
07717 441280



**Bruce Murdoch**

Partner  
Bruce.Murdoch@g-s.co.uk  
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## IMPORTANT NOTICE

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