



SECURED STORAGE SITE



FG Burnett



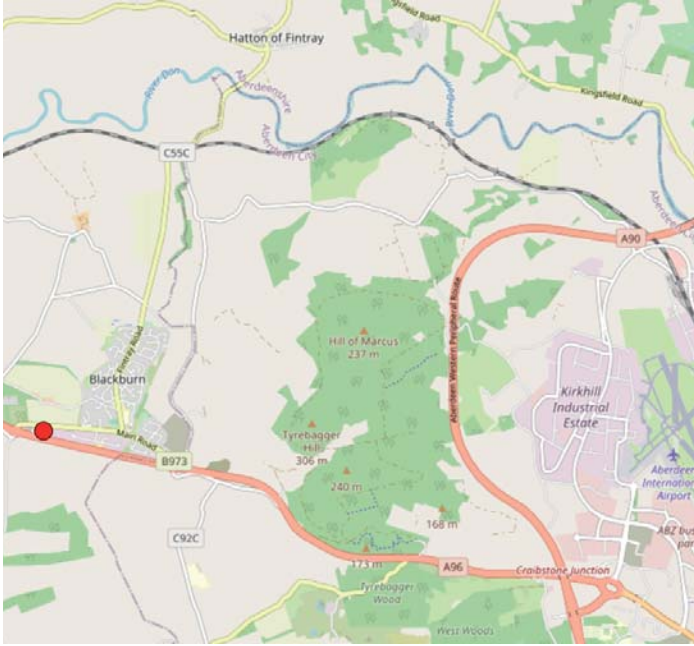
TO LET

Site 2B, Westpark Business Park

Westpark Drive, Blackburn, Aberdeenshire, AB21 OBU | 1,300 sq.m (14,000 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



SECURED STORAGE SITE

LOCATION

Aberdeen, Scotland's third largest city, lies on the north east coast with a catchment population of circa 500,000. Since the discovery of oil and gas in the North Sea, Aberdeen has established itself as the European service capital for the industry, exporting expertise and techniques on a global basis.

Situated 9 miles to the North West of Aberdeen City Centre, the site occupies a prominent position in Blackburn adjacent to the Kinellar Roundabout overlooking the A96, which is the main Aberdeen to Inverness arterial route. The route offers excellent access to the established business areas of Dyce, Bridge of Don and Westhill.

Aberdeen Airport lies 5 miles to the east of the site providing connections to all major UK airports. The Aberdeen Western Peripheral Route has a main junction at the interchange of the A96 and Dyce Drive approximately 5 miles to the east providing rapid access to the peripheral industrial estates within Aberdeen.

Surrounding commercial occupiers at Westpark include Archer, ALS Oil & Gas and EV Offshore. A Starbucks Coffee Drive Thru is also positioned on the development.

DESCRIPTION

The subjects comprise a secured site which has been finished to hardcore and extends to approximately 1,300 sq.m (14,000 sq.ft).

SITE AREA

The site has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Site Area	1,300 sq.m	14,000 sq.ft
Total Site Area	1,300 sq.m	14,000 sq.ft

USE

The subjects benefit from Use Class 6 in accordance with the Town and Country Planning (Use Classes) (Scotland) Order 1997. Enquiring parties should liaise with Aberdeenshire Council if their intended use is different to that of the above.

RENT

£15,000 pa.



RENT

£15,000 pa.

VAT

Any rent quoted will be exclusive of VAT.

RATEABLE VALUE

The site will require to be reassessed for rating purposes.

Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEGAL COSTS

The incoming tenant will be responsible for any LBTT and Registration Dues where applicable. Each party will bear their own professional costs.

ENTRY

On conclusion of legal missives.

LEASE TERMS

The site is offered on a short to medium length of lease and would be ideal for storage or lay down space.

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

GRAEME NISBET

t. 01224 597532

e. graeme.nisbet@fgburnett.co.uk

GREGOR MORGAN

t. 01224 597517

e. gregor.morgan@fgburnett.co.uk

FGBURNETT.CO.UK