



TO LET

HARBOUR YARD

Area – 2,187 SQM (23,548 SQFT)

Rental - £30,000 per annum

Laid in hard standing

Located within Aberdeen Harbour

Quayside access available subject to operational requirements and agreement



WHAT 3 WORDS

YARD, SINCLAIR ROAD, ABERDEEN, AB11 9PR

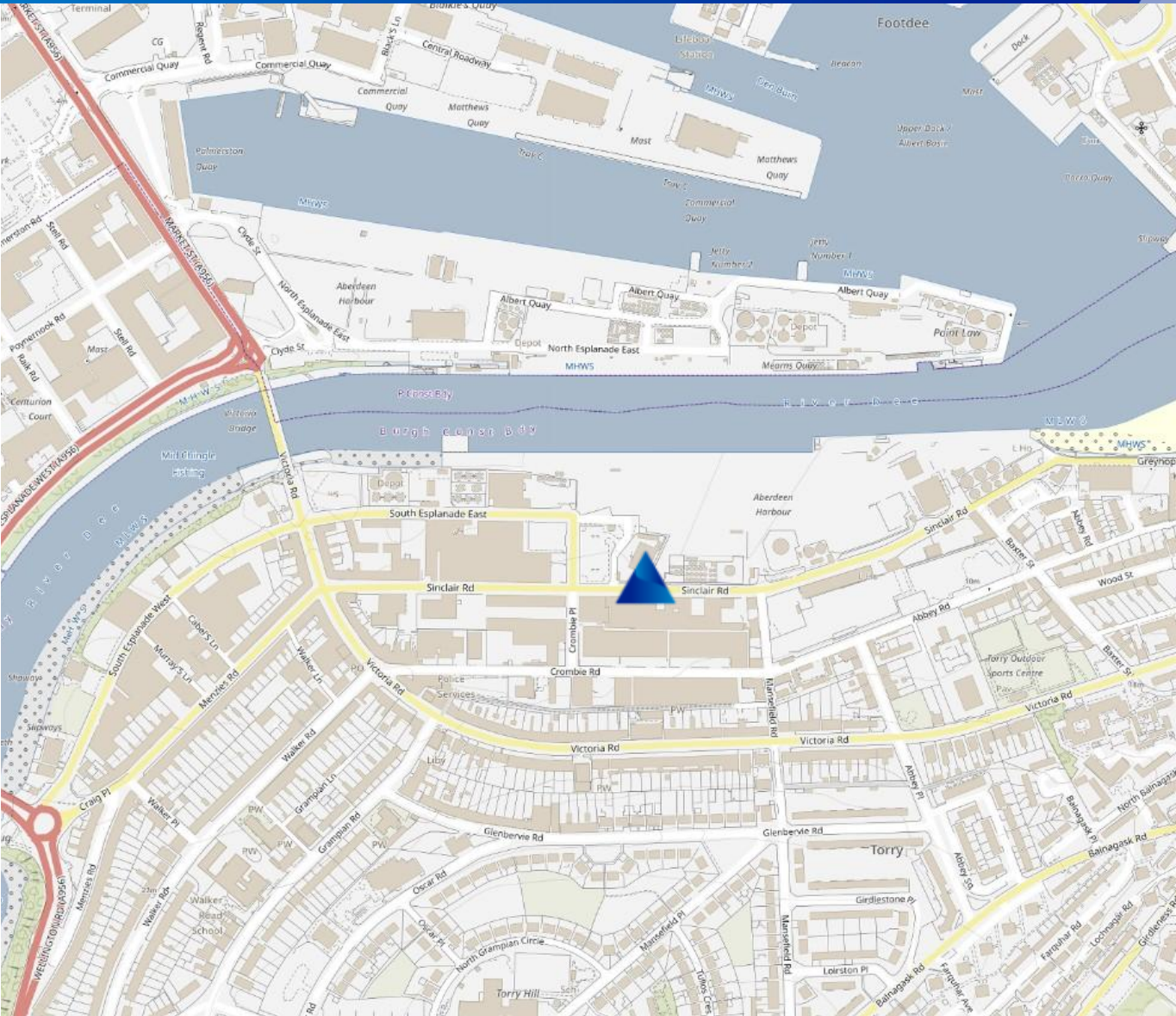
CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

YARD, SINCLAIR ROAD, ABERDEEN,
AB11 9PR



The subjects are located on the north side of Sinclair Road close to its junction with Crombie Place with the location being home to a number of industrial and harbour based operators.

In addition, Victoria Road is in close proximity providing a good level of local amenity. Victoria Road also links to Wellington Road which provides excellent access to the city's inner ring road system and accordingly the subjects have rapid access to the city centre, harbour, East Tullos and Altens Industrial Estate.



Yard located in close proximity to Aberdeen Harbour



FIND ON GOOGLE MAPS



Description

The subjects comprise of a yard laid in hardstanding accessed from Sinclair Road via a double metal gate and is adjacent to the Torry Marine Base within Aberdeen Harbour.

The site is bound by a palisade and metal fence.

Accommodation

The yard has been measured using online mapping software and provides the following accommodation:

	M ²	ft ²
Yard	2,187	23,548

Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

Rental

£30,000 per annum exclusive.

Entry

Immediately upon completion of legal formalities.

Rateable Value

The subjects will require be assessed upon occupation.

We would point out that an incoming occupier would have the opportunity to appeal this value subject the appeal being lodged in the specific timeframes.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis

VAT

All figures quoted are exclusive of Value Added Tax.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



James Morrison

james.morrison@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN
t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk