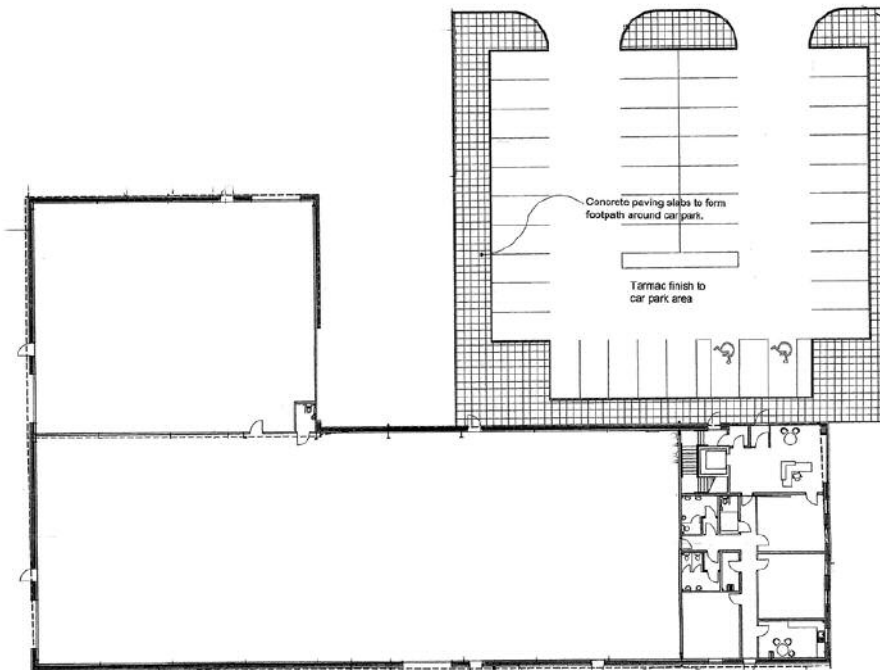


# TO LET/FOR SALE

## PROPOSED DETACHED INDUSTRIAL UNIT WITH HIGH QUALITY OFFICE & YARD ACCOMMODATION

HILL OF TRAMAUD, BRIDGE OF DON,  
MUNDURNO



- OFFICES  
412 M<sup>2</sup> (4,433 FT<sup>2</sup>)
- WORKSHOP  
1,453 M<sup>2</sup> (15,640 FT<sup>2</sup>)
- YARD AREA  
5,900 M<sup>2</sup> (1.45 ACRES)
- GOOD PARKING  
PROVISION
- POTENTIAL FOR  
TENANT INPUT ON  
INTERNAL LAYOUT AND  
DESIGN

### LOCATION:

The site is located adjacent to the Aberdeen to Ellon A90 dual carriageway approximately 1 km from the Murcar roundabout in the Bridge of Don.

The subjects themselves are approximately 10km north of Aberdeen City Centre and only minutes away from the popular Denmore Industrial Estate in Bridge of Don.

The projected Aberdeen Western Peripheral Route is also planned to be located in close proximity to the site giving access from the A90.

Further the site is located within the Energetica Corridor which leads from Aberdeen Airport and Bridge of Don to Peterhead in the North. The aim of the Energetica corridor is to create a partnership between the public and private sector in order to create a global hub of energy technology companies.

The location is shown on the OS plans overleaf for identification purposes only.

### SPECIFICATION:

The following is an outline of the specification that can be provided.

#### Warehouse

- 3 Electrical Roller Shutter Doors
- 3 Phase Power
- Min 6.5m Eaves
- Concrete Yard
- Frame capable of supporting over head crane

#### Office

- Raised Access Floors
- 3 Pipe VRV air conditioning
- Lift
- Parking
- Flexible Internal Layout

### VIEWING & FURTHER INFORMATION

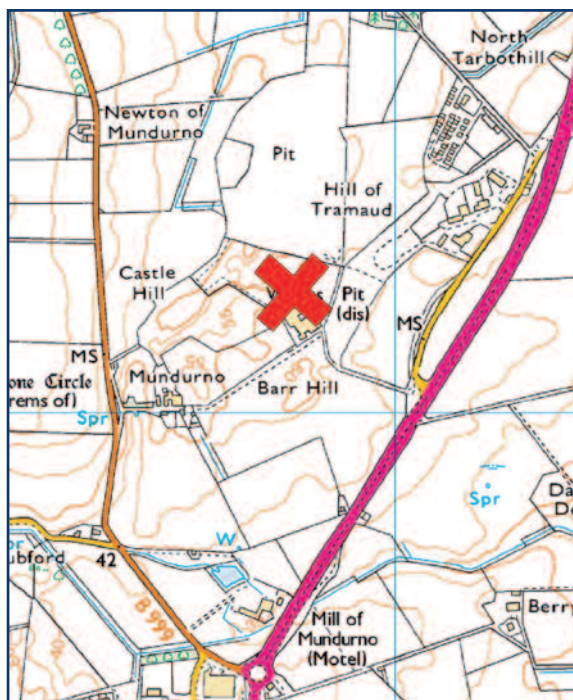
By arrangement with letting/selling agents:

J & E Shepherd  
Chartered Surveyors  
35 Queens Road  
Aberdeen  
AB15 4ZN

Tel : (01224) 202800

Fax : (01224) 202802

[www.shepherd.co.uk](http://www.shepherd.co.uk)



#### ACCOMMODATION:

The proposed unit will provide the following accommodation:-

Ground Floor	225 m <sup>2</sup>	2,421 ft <sup>2</sup>
First Floor	187 m <sup>2</sup>	2,012 ft <sup>2</sup>
Workshop	1,453 m <sup>2</sup>	15,640 ft <sup>2</sup>
<b>Total</b>	<b>1,865 m<sup>2</sup></b>	<b>20,075 ft<sup>2</sup></b>

However, our client is happy to discuss alternative sizes applicable to each individual enquiry.

#### CAR PARKING:

The unit will provide 41 car parking spaces including 2 disabled spaces.

#### YARD AREA:

The unit will benefit from a 5,900 m<sup>2</sup> (1.45 acres) hardcore yard area.

#### ADDITIONAL LAND:

Our clients own a total of 4.5 Ha/11 acres or thereby and additional land may be available by negotiation.

#### LEASE TERM:

Our clients are seeking to lease the premises for a negotiable period. Any medium to long term lease will be subject to upward only rent review provisions.

#### RENTAL:

Due to the potential for tenants input and flexibility of design offered, proposals will be made based upon their own merits.

#### PRICE:

The price will be dependant upon the level of specification of the completed unit. Further details can be made available upon request.

#### LEGAL COSTS:

The ingoing tenant will be responsible for our clients reasonably incurred legal costs together with the landlord's costs, any Stamp Duty Land Tax and recording dues.

#### VAT:

All rents, prices, premiums etc are quoted exclusive of VAT.

#### VIEWING:

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

J & E Shepherd,  
Chartered Surveyors  
35 Queens Road,  
Aberdeen,  
AB15 4ZN

Tel: 01224 202800  
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Contact: Gareth Evans



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