

DM HALL

To Let

**Secure Storage
Yard**

**Cairnrobin
Industrial Park,
Aberdeen,
AB12 4SB**



**Lots available from
1 acre to 9.60 acres**

Property Details

- Available in whole or in part
- Flexible license terms available (12 months minimum)
- Immediate entry
- Prominent industrial location with excellent transport links
- Suitable for a variety of open storage uses

LOCATION

Located 5 miles south of Aberdeen within Cairnrobin Industrial Park, this secure yard benefits from direct access to the A90 dual carriageway and the Aberdeen Western Peripheral Route (AWPR) offering excellent connectivity to the city and surrounding areas.

Cairnrobin Industrial Park is an established industrial location with notable occupiers including Amazon Logistics, Keyline Civils Specialist, Western Glass & Glazing, and Nationwide Platforms.

DESCRIPTION

A levelled, rectangular site surfaced with hardstanding. Access is provided via a double metal swing gate on the northern boundary. The site is partially enclosed with metal palisade fencing. Additional fencing can be installed to suit the specific needs of incoming tenants.

The site is suitable for a variety of open storage uses.

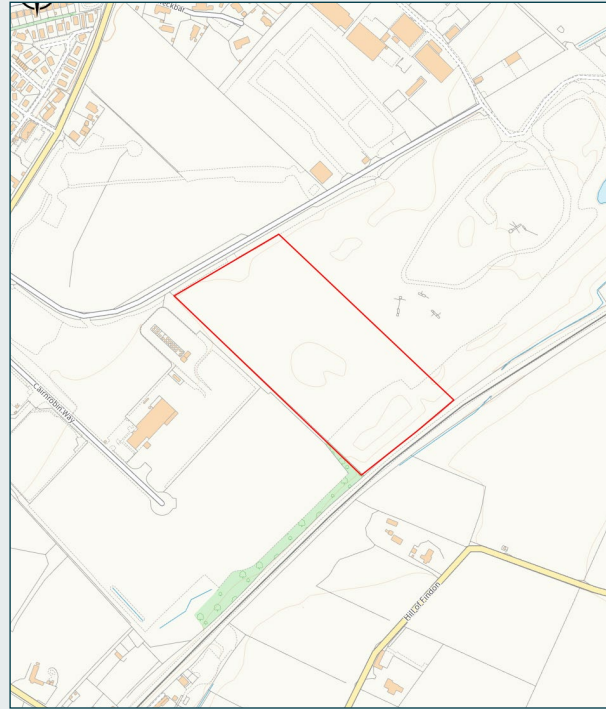
SITE AREA

The total area extends to approximately 3.88 hectares (9.60 acres).

Letting available in whole or in part.

SERVICES

Mains electricity, water, and drainage connections are available within the roadway adjoining the site.



Property Details

NON-DOMESTIC RATES

The site forms part of a larger valuation entry. Reassessment will be required.

Estimates can be provided upon request.

LEASE TERMS

The site is available on flexible license terms for a period of 12 months or more.

RENT

A rent of £250,000 per annum is sought for the entire site (approx. 9.60 acres).

Alternatively, the site can be leased in part, with indicative rents available upon request.

VAT

All prices quoted are exclusive of VAT.

ENTRY

Immediate entry is available upon conclusion of legal formalities.

COSTS

Each party will bear their own legal and professional costs. The ingoing tenant/occupier will also be responsible for the payment of Land and Buildings Transaction Tax (LBTT) and registration dues.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to complete due diligence on prospective tenants. Once an offer has been accepted, the tenant/occupier must provide, at a minimum, proof of identity, proof of residence, and proof of funds before the transaction can proceed.

DM HALL



Regulated by
RICS



Make an enquiry

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