Ryden

FOR SALE

OFFICE WITH WAREHOUSE PROVISION

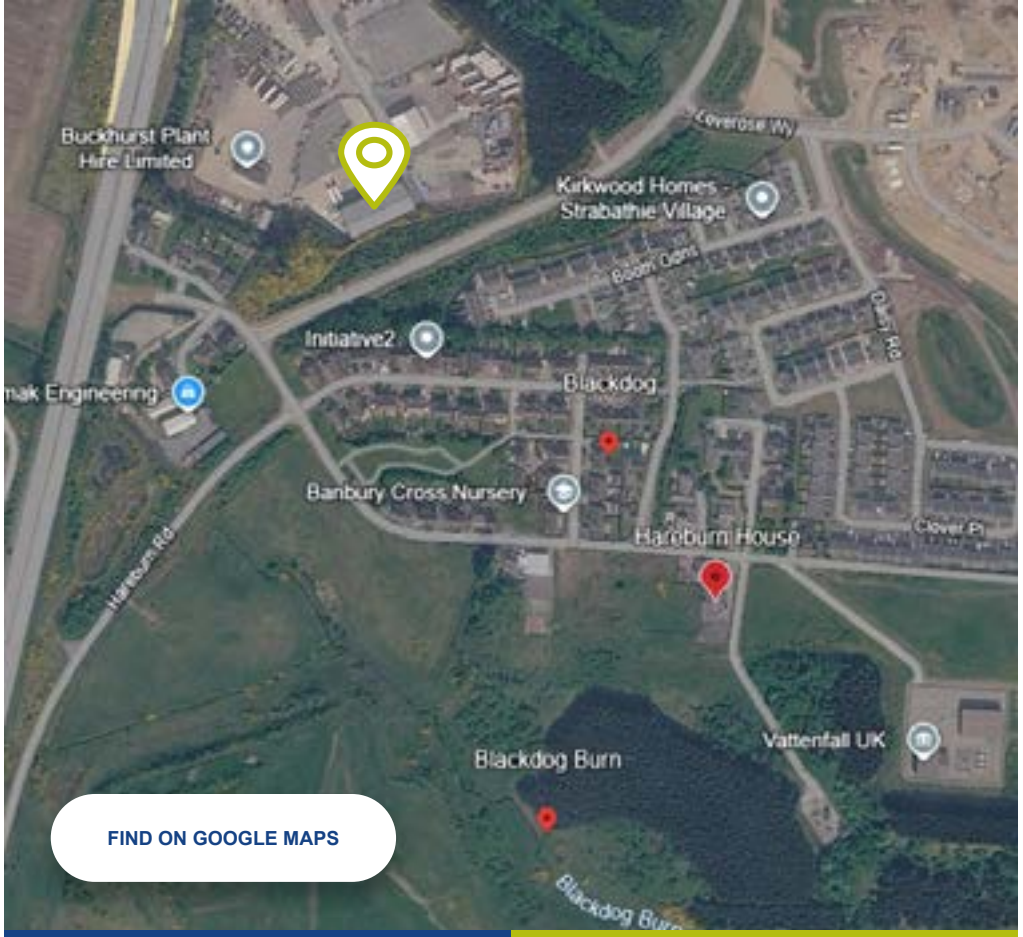
213.5 SQ M (2,298 SQ FT)



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HAREBURN HOUSE
HAREBURN TERRACE
BLACKDOG
ABERDEEN
AB23 8BE

- TARMAC YARD TOTALLING 453 SQ M (0.11 ACRES)
- BENEFITS FROM DIRECT ACCESS ONTO THE AWPR
- AVAILABLE IMMEDIATELY



BLACKDOG ITSELF IS LOCATED 6 MILES TO THE NORTH OF ABERDEEN CITY CENTRE

LOCATION

The subjects are located on the south side of Hareburn Terrace opposite the junction with Hareburn Road within the settlement of Blackdog.

Blackdog itself is located 6 miles to the north of Aberdeen City Centre and benefits from direct access onto the AWPR (A90 and the A92) which provides rapid access to Aberdeen.

Surrounding occupiers include; Pentagon Freight, McCaul Haulage, Buckhurst Plant Hire and Premium Drilling Tools.

DESCRIPTION

The property comprises a detached office and storage building with a tarmac yard, totalling approximately 453 sq m (0.11 acres).

The original storage building, constructed by British Telecommunications around the mid-1960s, is a concrete box frame with rendered block walls and a flat roof, later extended in 1989 and 1998 to add office and welfare areas. The storage area is split into two sections with metal racking, fluorescent lighting, and includes a roller shutter door and pedestrian access.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
OFFICE	107.6	1,158
WAREHOUSE	105.9	1,140
TOTAL	**213.5**	**2,298**
YARD	**453**	**0.11 acres**

PRICE

Offers invited.

EPC

Available upon request.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £18,500 effective from 01-Apr-23.

ENTRY

Upon agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.











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GET IN TOUCH

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Ryden

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