BAY 1

GOURDIEBURN

POTTERTON | ABERDEEN | AB23 8UY

TO LET

INDUSTRIAL/STORAGE FACILITY WITH YARD

1,490.24 SQ M (16,041 SQ FT)



LOCATION

THE PROPERTY IS LOCATED ON THE OUTSKIRTS OF POTTERTON APPROXIMATELY 3 MILES NORTH OF BRIDGE OF DON. THE SURROUNDING AREA IS MAINLY RURAL IN NATURE COMPRISING A MIXTURE OF RESIDENTIAL PROPERTIES AND FARMLAND.

The property benefits from direct access to the B999 which provides immediate access to the A90 dual carriageway, which is the main arterial route north and south. Aberdeen city centre is located approximately 7 miles south east.

The location of the subjects can be seen on the map opposite.





BAY 1

GOURDIEBURN

POTTERTON | ABERDEEN | AB23 8UY

DESCRIPTION

THE SUBJECTS COMPRISE AN END-TERRACED INDUSTRIAL UNIT OF STEEL PORTAL FRAME CONSTRUCTION OFF A CONCRETE FLOOR UNDER A PITCHED ROOF. THE ROOF HAS RECENTLY BEEN REPLACED ACROSS THE ENTIRE TERRACE.

The subjects benefit from an eaves height of approx. 5.5 metres and two electric roller shutter doors. Externally there is a large secure yard area which is finished in a mix of hardcore and concrete surfaces. Car parking is available at the front of the property.

BAY 1

GOURDIEBURN

POTTERTON | ABERDEEN | AB23 8UY



FLOOR AREAS

The premises have been measured following the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas were derived.

	Sq M	Sq. Ft
WAREHOUSE	1,392.37	14,987
WAREHOUSE OFFICES	45.09	485
OFFICE	52.78	568
TOTAL	**1,490.24**	**16,041**
HARDCORE YARD	1,928.71	20,760
CONCRETE YARD	841.60	9,059



BAY 1 GOURDIEBURN

POTTERTON | ABERDEEN | AB23 8UY

LEASE TERMS

Flexible lease terms available on request.

RENT

£102,000 per annum.
All rents quoted are exclusive of VAT and payable quarterly in advance.

RATEABLE VALUE

The subjects require to be reassessed on occupation.

LEGAL COSTS

Each party will bear their own legal costs. The tenant will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable

ENERGY PERFORMANCE CERTIFICATE

The subjects are exempt from the EPC Rating Assessment.

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

ENTRY

Immediate upon the conclusion of legal missives.

VIEWINGS AND OFFERS

For further information or viewing please contact the joint agents.

HUTCHEON MEARNS REAL ESTATE
01224 455500
www.hm-re.co.uk

HUTCHEON MEARNS REAL ESTATE

Iain Landsman
Email: iain.landsman@hm-re.co.uk
Tel: 01224 455500

Ryden.co.uk
01224 588866

RYDEN

Paul Richardson
Email: paul.richardson@ryden.co.uk
Tel: 01224 588866

Erin Chessor
01224 588866
erin.chessor@ryden.co.uk

DISCLAIMER

HMRE and Ryden on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of HMRE or Ryden has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. Date of publication: February 2025.