

UNIT 16

BIRCHMOSS

INDUSTRIAL STORAGE DEPOT

ECHT, WESTHILL, ABERDEENSHIRE, AB32 6XL



14 METRE
EAVES



25 AND 110
TONNE CRANES



COMPRESSOR



2 NO. 5T
PEDESTAL CRANES



2 TEST PITS

UNIT 16 COMPRISES A DETACHED INDUSTRIAL UNIT WITH TWO STOREY OFFICES AND LARGE SECURE YARD.

SCHEDULE OF ACCOMMODATION

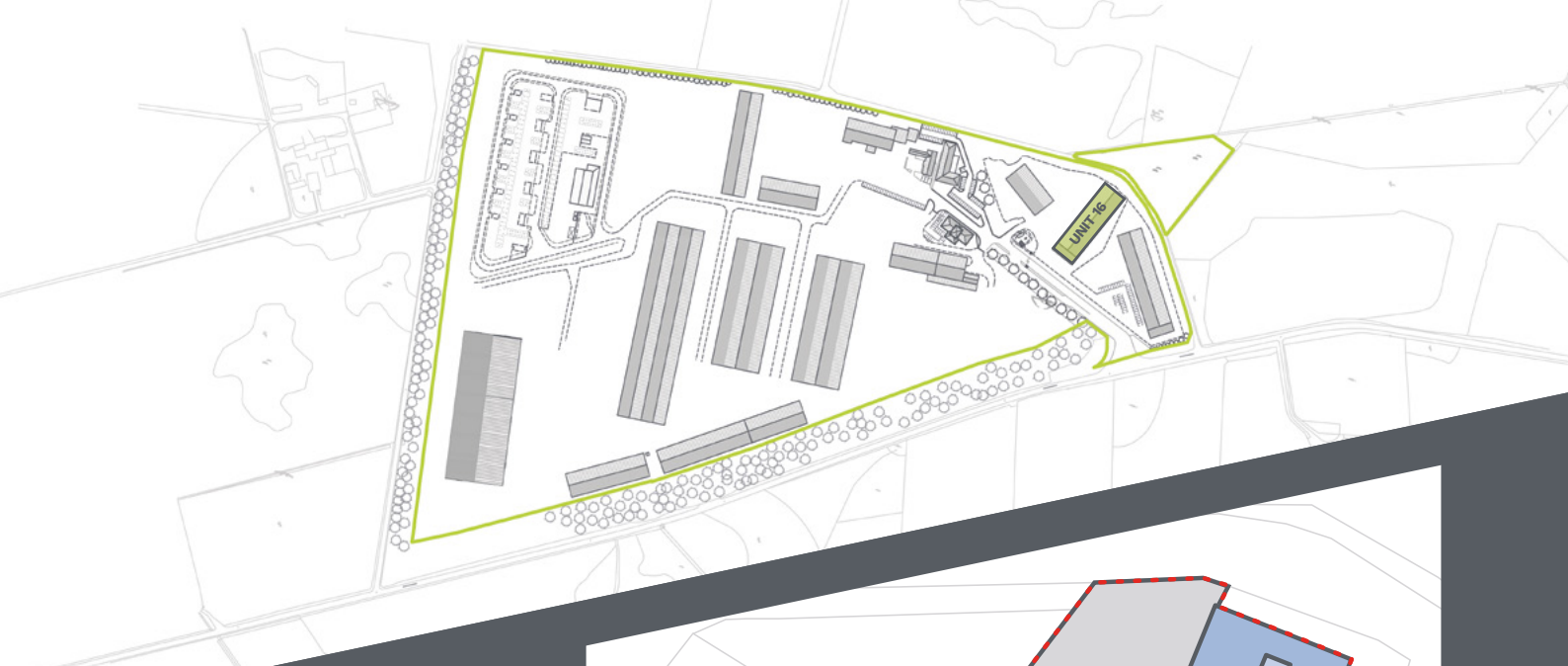
(Approximate GIA)

Warehouse	2,194.18 sq m	(23,618 sq ft)
Office	348.03 sq m	(3,746 sq ft)
TOTAL	2,542.21 sq m	(27,364 sq ft)
Tarmac Yard	4,358.46 sq m	(46,914 sq ft)

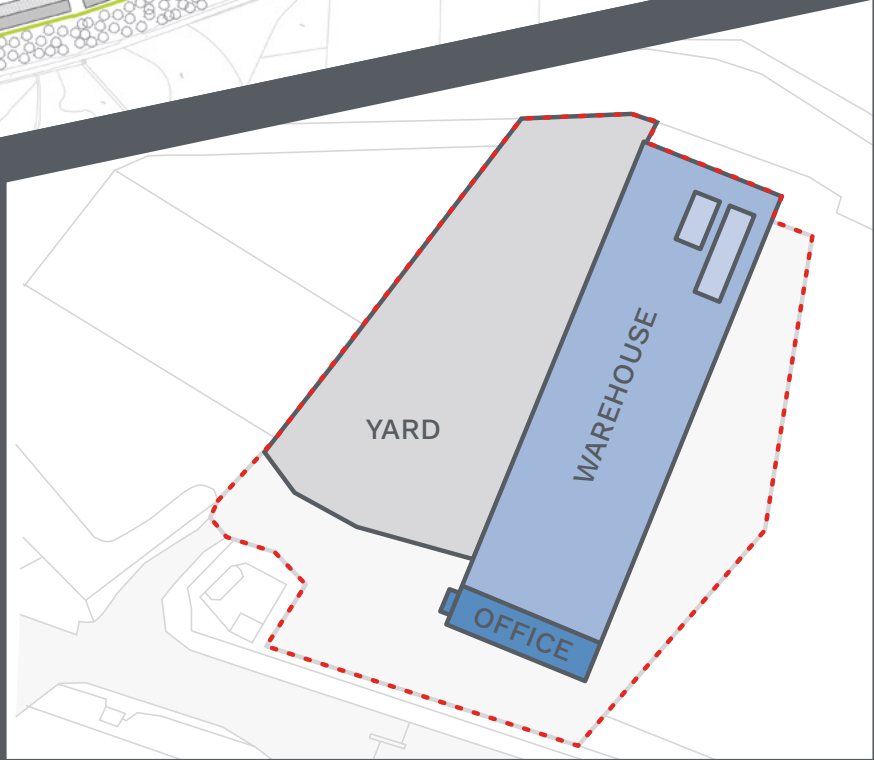
Ample car parking is provided

SPECIFICATION

- › 14 metre eaves
- › 3 roller shutter doors
- › 25 and 110 Tonne crane
- › 2 no. 5 Tonne pedestal crane
- › Compressor
- › 2 test pits (18.25 m x 2.20m x 1.6m deep)
(6.5m x 6m x 5.8m deep)
- › Floor loading of 112 Kn/m²
- › Tarmac surfaced forecourts



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■ TEST PIT

TERMS

Available on leasehold terms. Packages can be tailored to suit an occupiers exact requirements.

RATEABLE VALUE

Further information available upon request.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of B-23. Full documentation is available upon request

ENTRY

The property is currently held on an existing lease expiring July 2018. Early entry may be possible by way of agreement with the sitting tenant.



ALL ENQUIRIES

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