

# UNIT 14

## BIRCHMOSS INDUSTRIAL STORAGE DEPOT

ECHT, WESTHILL, ABERDEENSHIRE, AB32 6XL



13.75 METRE  
EAVES



70  
TONNE CRANE



HIGH ACCESS  
ROLLER DOORS

**UNIT 14** COMPRISES A SEMI-  
DETACHED INDUSTRIAL UNIT  
WITH LARGE SECURE YARD.

### SCHEDULE OF ACCOMMODATION

(Approximate GIA)

Warehouse 1,495.85 sq m (16,101 sq ft)

**TOTAL 1,495.85 sq m (16,101 sq ft)**

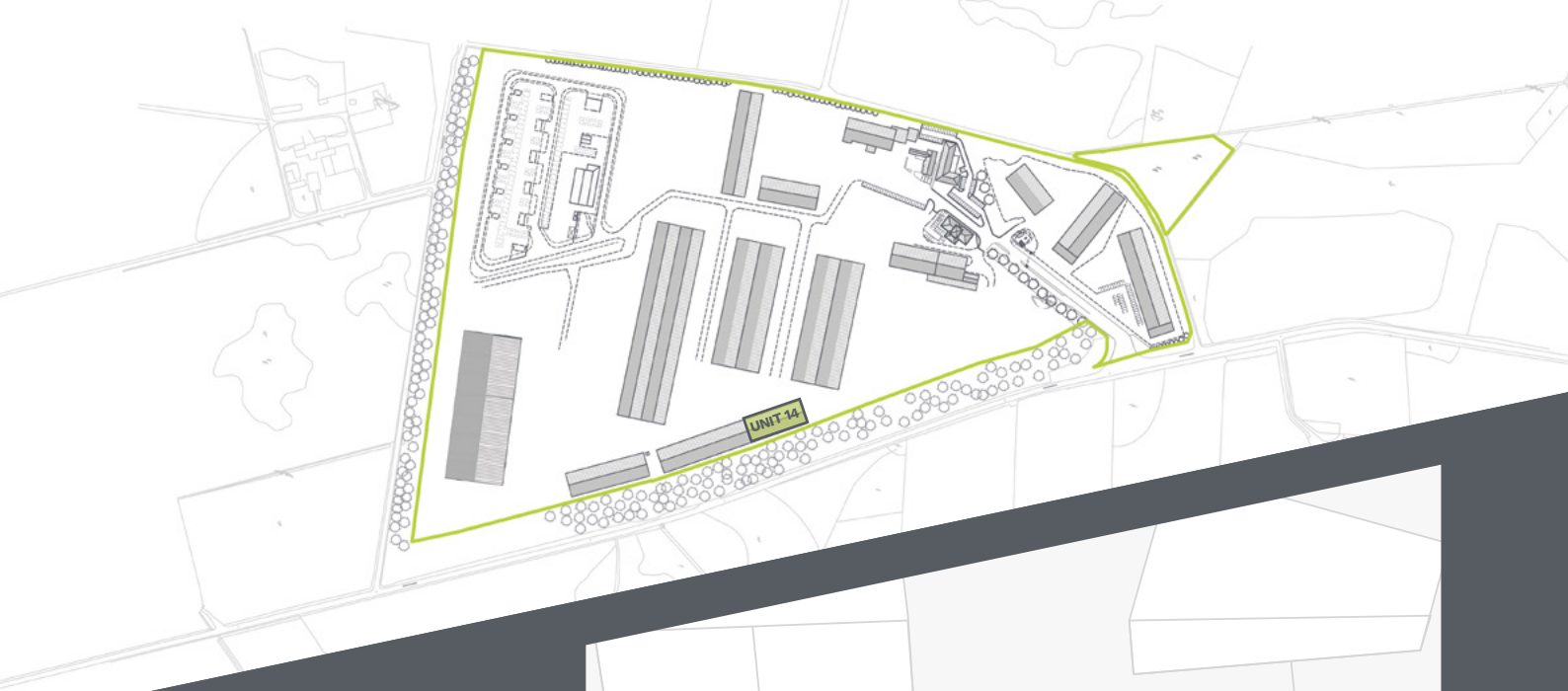
Hardcore Yard 1,392.15 sq m (14,985 sq ft)

Ample car parking is provided

Office accommodation can be provided.  
Further details on request.

### SPECIFICATION

- › 13.75 metre eaves
- › 3 roller shutter doors
- › 70 Tonne overhead crane
- › Floor loading of 112 Kn/m<sup>2</sup>
- › Hardcore yard



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INDUSTRIAL STORAGE DEPOT

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### TERMS

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

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### RATEABLE VALUE

Further information available upon request.

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### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of C-39. Full documentation is available upon request

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### ENTRY

The property is available for immediate entry.



### ALL ENQUIRIES

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