

# UNIT 11

## BIRCHMOSS INDUSTRIAL STORAGE DEPOT

ECHT, WESTHILL, ABERDEENSHIRE, AB32 6XL



14 METRE  
EAVES



75 AND 25  
TONNE CRANES



TEST  
TANK



HIGH ACCESS  
ROLLER DOORS



GATEHOUSE  
SECURITY



SECURE  
SITE

**UNIT 11** COMPRISES A DETACHED INDUSTRIAL UNIT WITH TWO STOREY OFFICES AND LARGE SECURE YARD.

### SCHEDULE OF ACCOMMODATION

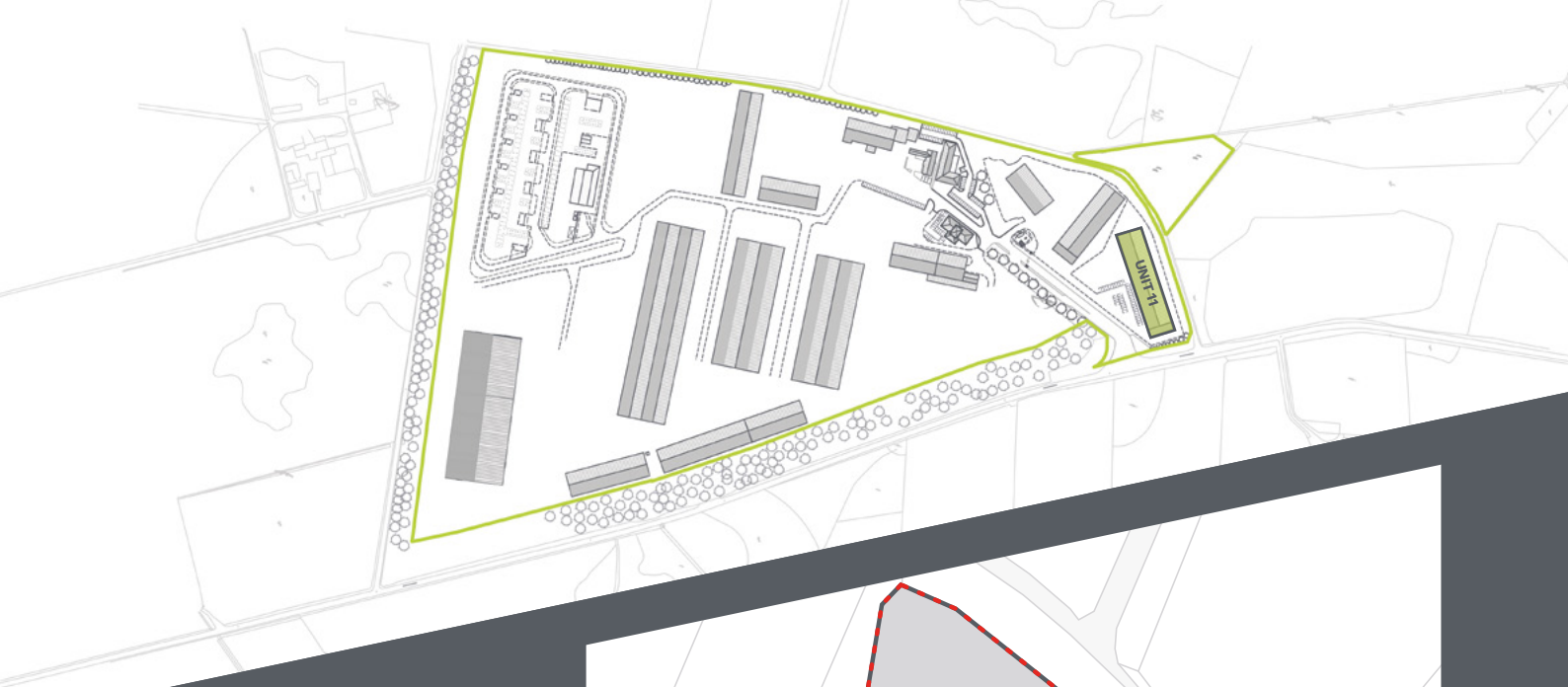
(Approximate GIA)

Warehouse	2,199.33 sq m	(23,673 sq ft)
Office	448.07 sq m	(4,823 sq ft)
<b>TOTAL</b>	<b>2,647.40 sq m</b>	<b>(28,496 sq ft)</b>
Tarmac Yard	3,690.76 sq m	(39,727 sq ft)

Ample car parking is provided

### SPECIFICATION

- › 14 metre eaves
- › 3 roller shutter doors
- › 75 Tonne and 25 Tonne overhead crane
- › Two storey open plan offices
- › Test tank with internal and external access (internal 8m x 15.5m x 6m deep; external 13.5m x 8m x 6m deep)
- › Floor loading of 112 Kn/m<sup>2</sup>
- › Tarmac surfaced forecourts
- › Secure yard area
- › Gatehouse security to site



## UNIT 11 BIRCHMOSS INDUSTRIAL STORAGE DEPOT

- TEST TANK
- WASHBAY



### 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 E-64. Full documentation is available upon request

### ENTRY

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



### ALL ENQUIRIES

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