

TO LET

HIGH QUALITY NEW BUILD INDUSTRIAL UNITS  
(2,570 SQ.FT – 38,650 SQ.FT)



The Junction at Blackdog, Blackdog, Aberdeen, AB23 8BT



- + New build units offering a modern and efficient working environment
- + Ideal for a number of uses, including storage & distribution and industrial use

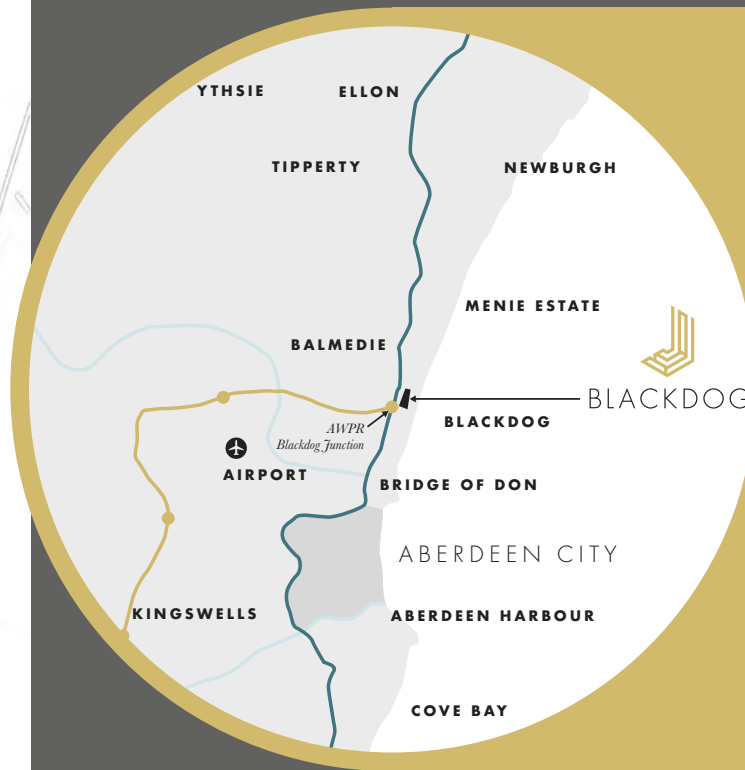
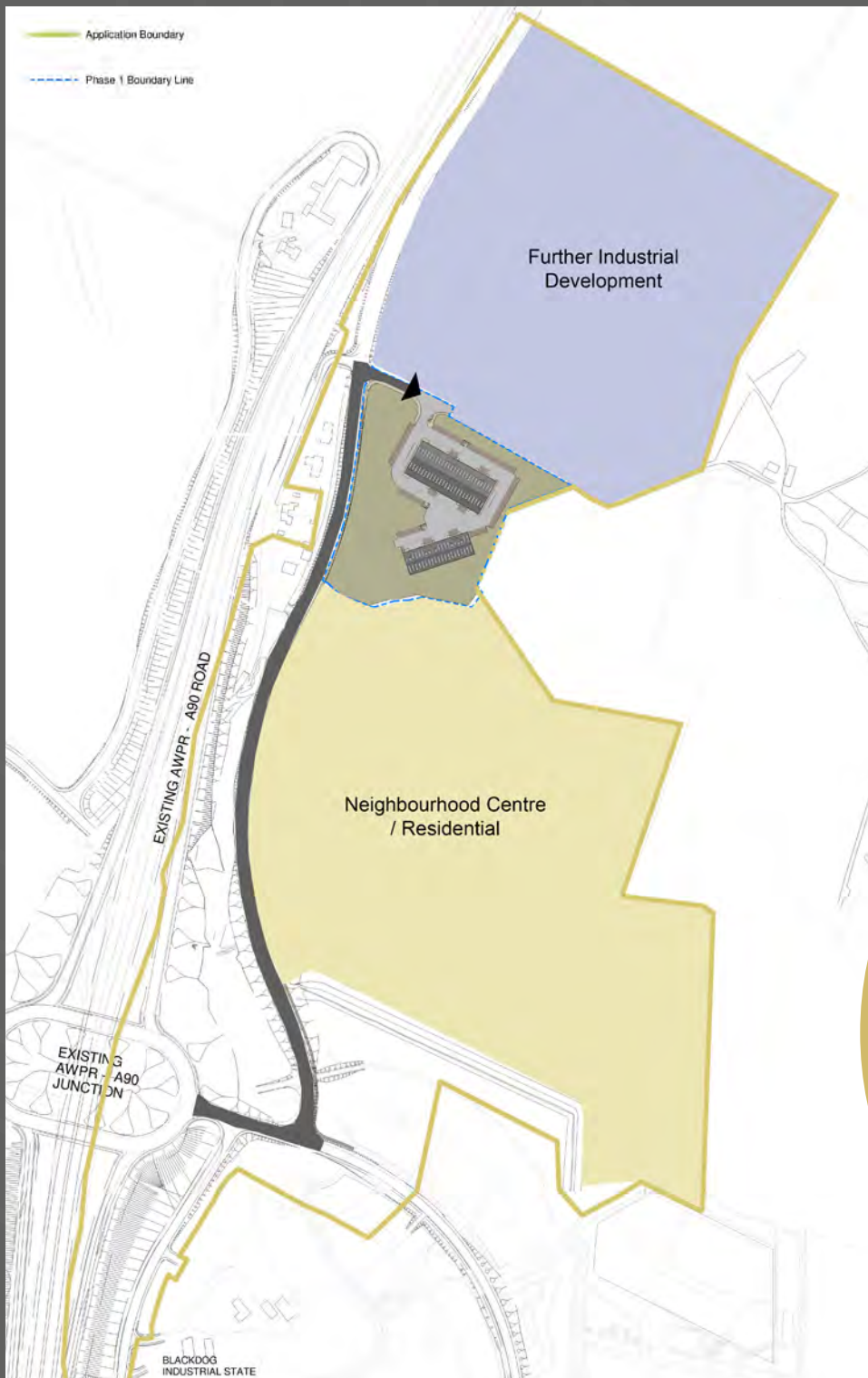
- + From 240 sq.m (2,570 sq.ft) to 3,600 sq.m (38,650 sq.ft)
- + Available as whole or individually.
- + Located in a prominent location with excellent transport links

## LOCATION

The development is located in a prominent position on the East side of the A90, approximately five miles north of Aberdeen City Centre.

The Development is located at the Blackdog junction with direct access onto the new A90 which provides excellent transport links to Aberdeen City Centre and Harbour, Ellon and Peterhead to the North and Dundee and Edinburgh to the South. Accessibility to Aberdeen International Airport has also greatly improved since the opening of the new A90 and is now only a short drive away.

The exact location can be seen on the plan below.



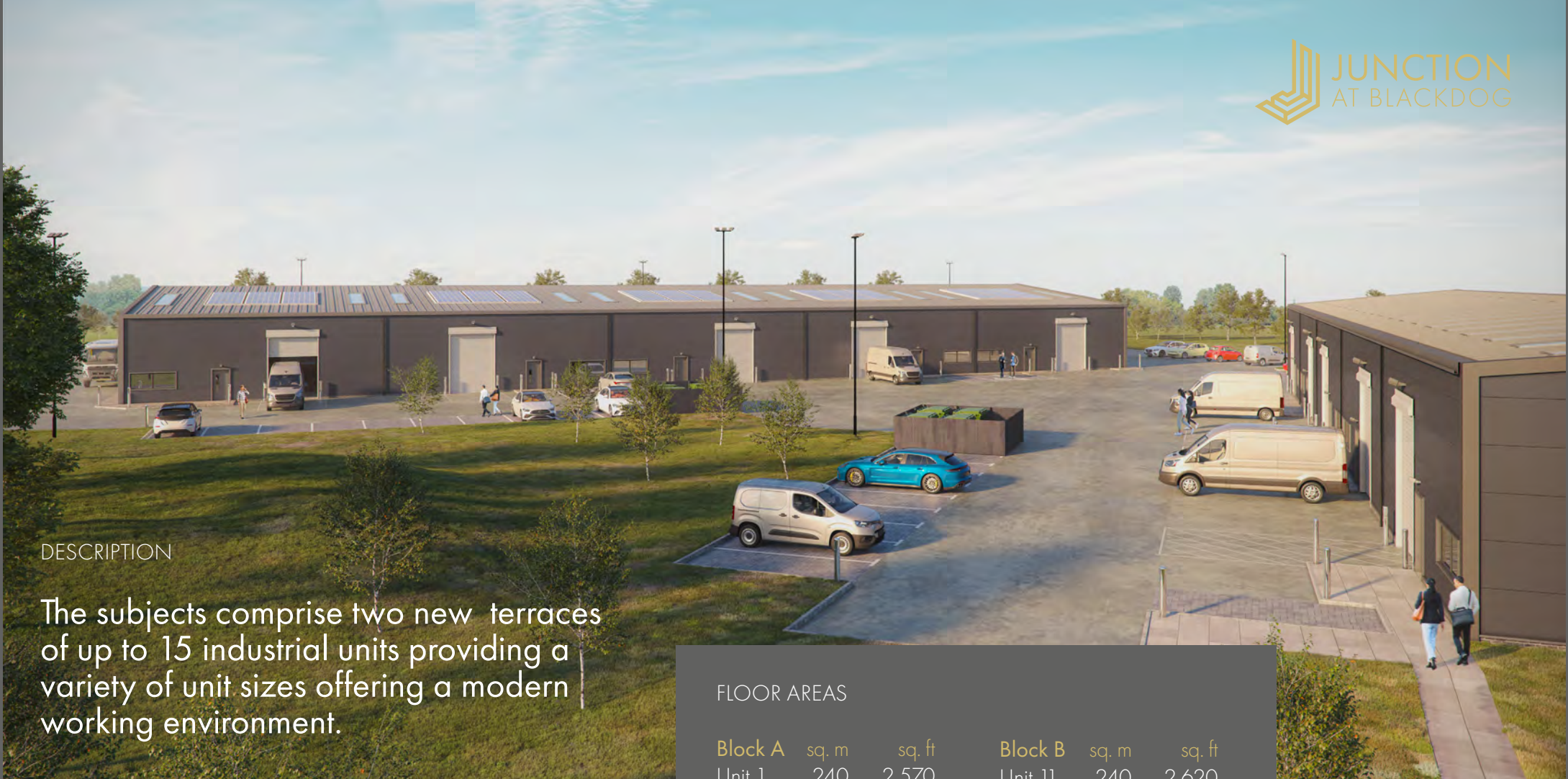
### JOURNEY TIMES BY CAR

- Aberdeen  
10 minutes
- Aberdeen International Airport  
15 minutes
- Aberdeen South Harbour  
22 minutes
- Aberdeen Railway Station  
18 minutes
- Inverness  
2 hours 30 minutes
- Edinburgh  
2 hours and 50 minutes
- Glasgow  
3 hours



New build units offering  
a modern and efficient  
working environment





DESCRIPTION

The subjects comprise two new terraces of up to 15 industrial units providing a variety of unit sizes offering a modern working environment.

The units are available as whole or individually and will benefit from the following:

- + Electric roller shutter doors
- + LED lights
- + Electric vehicle charging points
- + 5.5m eaves height
- + Minimal office content
- + Dedicated car parking spaces

FLOOR AREAS

Block A	sq. m	sq. ft	Block B	sq. m	sq. ft
Unit 1	240	2,570	Unit 11	240	2,620
Unit 2	240	2,570	Unit 12	240	2,570
Unit 3	240	2,570	Unit 13	240	2,570
Unit 4	240	2,570	Unit 14	240	2,570
Unit 5	240	2,570	Unit 15	240	2,620
Unit 6	240	2,570	<b>TOTAL</b>	<b>1,200</b>	<b>12,950</b>
Unit 7	240	2,570			
Unit 8	240	2,570			
Unit 9	240	2,570			
Unit 10	240	2,570			
<b>TOTAL</b>	<b>2,400</b>	<b>25,700</b>			



# JUNCTION AT BLACKDOG

## TERMS

The units are available on new full repairing and insuring leases.

## RENT

Upon application.

## RATEABLE VALUE

The subjects require to be assessed on occupation. An estimate can be provided.

Any incoming tenant will benefit from 100% Business Rates relief in the first 12 months.

## LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction.

The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

## EPC

The subjects are anticipated to achieve an EPC rating of 'A'.

## VAT

All prices quoted in the schedule are exclusive of VAT.

## ENTRY

Summer 2023.

## VIEWING & OFFERS

By prior arrangement with the sole letting agent to whom all formal offers should be submitted in Scottish legal form.



## CONTACT

### CLAIRE HERRIOT

t. 01224 971139

e. [claire.herriot@savills.com](mailto:claire.herriot@savills.com)

### DAN SMITH

t. 01224 971134

e. [dan.smith@savills.com](mailto:dan.smith@savills.com)

---

#### Disclaimer

Savills their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. July 2022.