

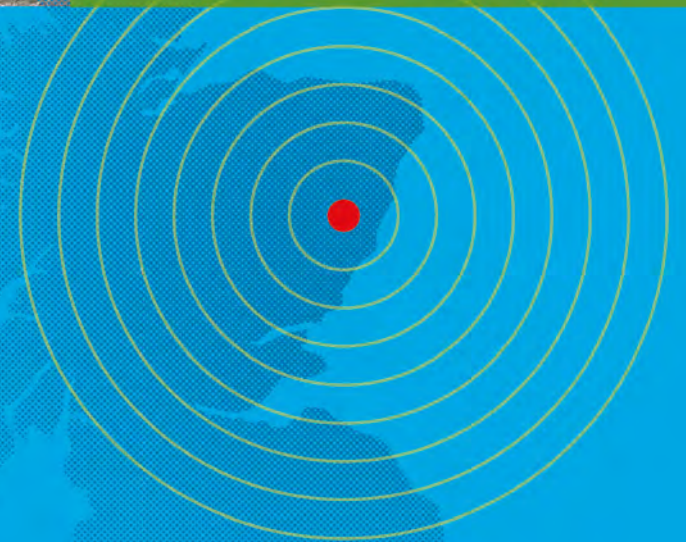
# EDZELL BASE



ABERDEENSHIRE  
READY FOR  
BUSINESS



- > SECURE STORAGE
- > WAREHOUSING & DISTRIBUTION
- > MANUFACTURING
- > BUSINESS SPACE







Aberdeen Harbour



Montrose Harbour



# READY FOR BUSINESS

## Location

Edzell Base is located approximately 30 miles south west of Aberdeen and the same distance north of Dundee, both of which have busy harbours. It benefits from ready access and egress to and from the A90 trunk road which links the two cities. The busy market town of Montrose with its expanding harbour is only 8 miles away and benefits from a main north east rail halt. The new railway station at Laurencekirk is a 10 minute drive.

## Description

The commercial/industrial element of the site extends in total to 120 hectares (300 acres), some of which has already been let. Edzell Base is ideally suited for large space users given the scale of the facility but smaller occupiers can also be accommodated. Companies already represented on the site include **Petersen SBS Ltd**, **Ramco Oilfield Services** and **Geokey Ltd**.

## The Site

A level well drained site in south Aberdeenshire enjoying magnificent views to the Angus Hills accessed from the C2K which links the historic village of Edzell with the A90 trunk road only 3 miles to the south east.

## Planning

Outline planning consent has been granted for Classes 4 (Business Space and Light Industrial), 5 (General Industrial) and 6 (Storage and Distribution).

## Terms

Our client is prepared to grant leases to tenants of suitable financial standing. Turnkey packages and in some exceptional cases outright sales of land will be considered depending on the specific circumstances of each case. A competitive package is envisaged by comparison with those available in Aberdeen and Dundee.

## Legal Costs

Each party will be responsible for their own legal costs in the transaction. In the normal way the tenant or purchaser will be responsible for any Stamp Duty, Land Tax, Registration Dues and any VAT thereon.

## Services

The site is secured by a security fence with further enhancement by a CCTV system; drainage is to a private facility; maintenance of common parts such as roads, verges, amenity areas, street lighting facility etc is to the landlords account and occupiers within the estate will pay an equitable share of the running costs.









A Development by  
**Carnegie Base Services**

Sole Agents

**FG Burnett**

FG Burnett  
33 Albyn Place  
Aberdeen AB10 1YL

T 01224 572661  
F 01224 593496

Contact

**Jonathan Nesbitt**

**D** 01224 597531

**E** [jonathan.nesbitt@fgburnett.co.uk](mailto:jonathan.nesbitt@fgburnett.co.uk)

[www.fgburnett.co.uk](http://www.fgburnett.co.uk)

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