

To Let/ May Sell



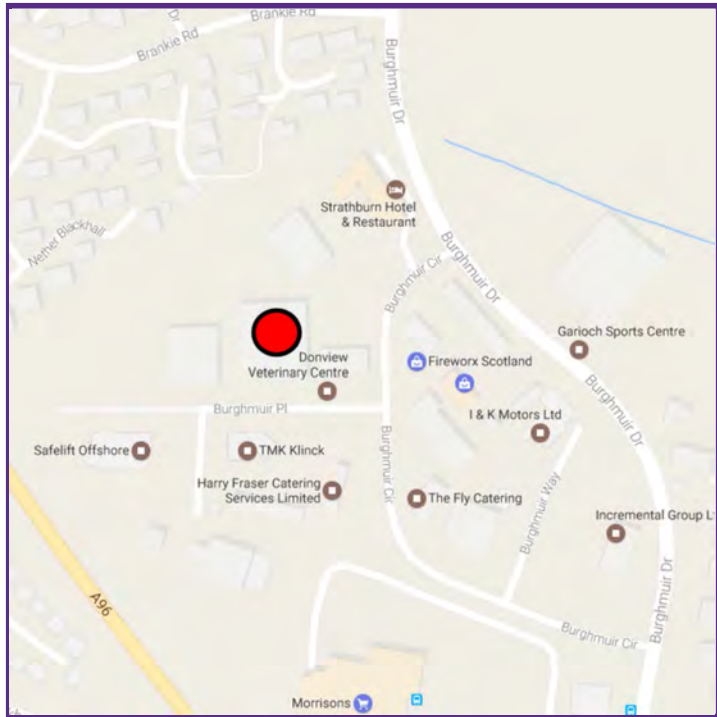
Substantial Detached Workshop & Office Premises With Secure Yard

Burghmuir Place
Blackhall Industrial Estate
Inverurie
AB51 4FW



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

The property is situated within Blackhall Industrial Estate, one of Inverurie's most prominent commercial areas. Burghmuir Drive lies approximately 1 mile north of the town centre.

Inverurie itself sits astride the A96 Aberdeen to Inverness trunk route approximately 16 miles north west of Aberdeen city centre and acts as an important satellite town to Aberdeen.

Surrounding commercial occupiers include Stats Group, Safelift Offshore and Completion Products Ltd.

Description

The subjects comprise a recently refurbished industrial facility comprising two linked workshop units with integral office and welfare facilities. The facility also benefits from a large service yard area.

The workshops are of steel portal frame construction with concrete block dado walls, clad in insulated profile metal sheeting. The roof over is similarly clad incorporating translucent panels. Vehicular access is by means of three roller shutter doors with direct access to the yard.

The west workshop area offers a generous eaves height of 9.2m at the lowest part while the east workshop offers a range between 7.43m and 3.25m. The offices and welfare facilities are located at the front of the building and have been refurbished throughout. The offices also provide direct access to the workshop facility.

A generous level of car parking can be found to the front of the facility.

Floor Areas

The following accommodation is provided on a gross internal area basis in accordance with the RICS Code of Measuring Practice (6th Edition):-

Offices	239.36 sq.m	2,576 sq.ft
Highbay Workshop	754.74 sq.m	8,124 sq.ft
Main Workshop	1,015.89 sq.m	10,935 sq.ft
Total	2,009.99 sq.m	21,635 sq.ft
Yard	1,717.00 sq.m	18,482 sq.ft

Lease Terms

Our clients are seeking to lease the subjects on Full Repairing and Insuring terms for an agreed period. Any term in excess of 5 years will incorporate 5 yearly rent reviews.

Sale Terms

Our client may seek to dispose of their heritable interest. Price on application.

Rent

On application.

Rateable Value

£125,000. Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from your FG Burnett contact or from the Aberdeen City Council website (<https://www.aberdeencity.gov.uk/services/business-and-licensing>).

EPC

An EPC has been undertaken on the property and is available upon request along with the Section 63 Report.

VAT

Any prices quoted in the schedule are done so exclusive of VAT.

Legal Costs

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

Viewing & Offers

Viewing is by arrangement with the sole letting/selling agent to whom all offers should be submitted in Scottish Legal Form.

Contact

Graeme Nisbet

T: 01224 597532

E: graeme.nisbet@fgburnett.co.uk

Graeme Watt

T: 01224 597533

E: graeme.watt@fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

Money Laundering Regulations require us to conduct due diligence not only on our client but also on any purchasers.

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FG Burnett

33 Albyn Place, Aberdeen AB10 1YL
T: 01224 572661 F: 01224 593496