

# TO LET

## FACTORY UNIT



SMITHY ROAD, ROTHENORMAN, INVERURIE, AB51 8ZE

- PROMINENT ROADSIDE LOCATION
- GROSS INTERNAL AREA 2,402 m<sup>2</sup> (25,859 ft<sup>2</sup>)
- RENTAL £30,000 PER ANNUM

**Shepherd Chartered Surveyors**

35 Queens Road, Aberdeen, AB15 4ZN

Tel: 01224 202 800

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

Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy  
Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Review  
Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC

## LOCATION:

The property is situated at the junction of Smith road and Station Road within the small rural village of Rothienorman which stands approximately 27 miles North West of Aberdeen City and 9 miles North of Inverurie.

Rothienorman forms a small residential settlement with a range of commercial and community uses, and also acts as a commuter settlement for Aberdeen.

## DESCRIPTION:

The subjects comprise a detached industrial facility which provides warehouse and office accommodation. The main building is of a three bay design constructed from steel portal framework with block infill walls to full height having being roughcast externally. The roof sections have been formed from steel trusses, pitched and clad in single skin corrugated asbestos sheeting. There is a 5 tonne overhead crane and access by the way of 6 metre high roller shutter door.

A number of single storey additions are attached to the main building and inter-linked to the same. Each of these buildings are of single storey height and of concrete blockwork construction again roughcast externally. The roof sections are of flat design partly clad in mineral felt and otherwise finished in single skin metal profile sheeting.

A number of accesses are available to each of the buildings, comprising of powered metal roller shutter doors and metal sliding doors.

Internally the walls within the property have been finished to the inside face at the blockwork and the ceilings are finished to underside of the roof structures. The flooring throughout is of concrete.

## ACCOMMODATION:

The subjects provide the following accommodation:-

Accommodation	M <sup>2</sup>	FT <sup>2</sup>
Main Warehouse	1,558.04	16,771
Interconnected Warehouse	553.29	5,996
Garage, Compressor Room, Office and Stairs	210.72	2,268
Kitchen and Toilets	80.29	873
<b>Total</b>	<b>2,402.35</b>	<b>25,859</b>

The above mentioned areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

## RENTAL:

£30,000 per annum is sought. As standard practice this is payable quarterly in advance.

## LEASE TERMS:

Our client are seeking to lease the premises for a negotiable period with any medium to long term lease durations being subject to upward only rent review provisions.



## RATING:

The subjects currently entered in the Valuation Roll at a Rateable Value of £31,000. We would point out that an incoming occupier would have the opportunity to appeal the Rateable Value.

## EPC:

The subjects have an EPC rating of F and are also subject to a section 63 Action Plan. There can be made available to interested parties upon request.

## VAT:

All rent, prices, premiums etc are quoted exclusive of VAT.

## VIEWING:

For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors**  
35 Queens Road, Aberdeen, AB15 4ZN  
Publication Date: March 2019  
Contact: Alistair Nicol / James Morrison  
Email: [alistair.nicol@shepherd.co.uk](mailto:alistair.nicol@shepherd.co.uk)  
[j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk)  
Tel: 01224 202 800

