

# To Let



## Industrial Unit

Laurencekirk, Drumnagair Sawmill, South Barns, AB30 1UP

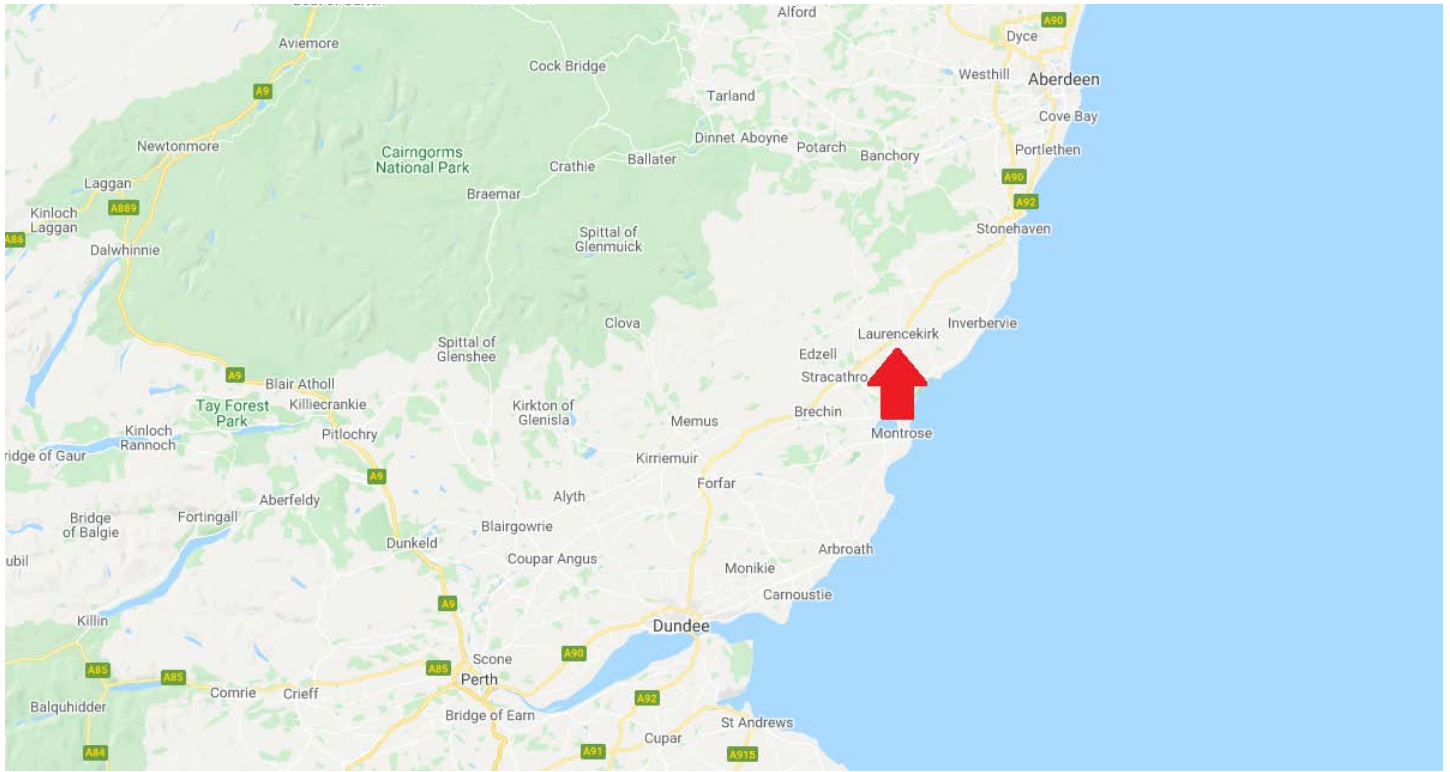
GIA: 549.00 sq m (5,909 sq ft)

- Available Immediately
- Short Term Flexible Leases Available
- Easy access to Aberdeen or Dundee
- Yard space available
- 10 tonne overhead crane and 10 meter eaves



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## LOCATION

The property is located in a highly accessible and prominent location adjacent to the A90 Aberdeen to Dundee trunk road approximately 3 miles south of Laurencekirk. Aberdeen is located approximately 33 miles to the north and Dundee approximately 34 miles to the south.

The exact location can be seen on the above plan.

## DESCRIPTION

The subjects comprise a modern detached industrial unit of portal steel frame construction with profile sheet walls and insulated profile sheet roof. The unit is accessed via two electric roller shutter doors. The unit benefits from a 10 tonne overhead crane and 10 meter eaves. It has the potential to be sub-divided to suit smaller space requirements. Our client would consider supplying portacabin staff accommodation within the unit to suit tenants requirements.

The site forms part of a wider facility which is surrounded by a security fence, CCTV and lighting. Craneage is available on site by separate negotiation. An adjacent large, secure, hardcore storage yard of up to 5 acres is available. Further information is available from the letting agent.

The site is currently let out to a number of occupiers for storage, distribution and engineering works to a variety of different scales.

## FLOOR AREAS

The following Gross Internal Floor area has been calculated in accordance with the RICS Code of Measuring Practice (6th edition)

Warehouse	549.00 sq m (5,909 sq ft)
Hardcore Yard	Up to 2.02 ha (5 acres)

## RENT

On application

## SERVICES

The building is served with mains water and a 3 phase electricity supply.

## PROPOSAL

Whilst our client would prefer longer term leases they will give consideration to short term leases and licence agreements.

Our client will give consideration to the completion of additional site surfacing, development and fencing works within the yard area to meet the requirements of individual tenants.

## RATING ASSESSMENT

The premises falls within a larger facility and the rates are to be re-assessed on occupation.

## SERVICE CHARGE

A service charge will be payable to cover the costs of the common parts of the development.

## EPC

The property has an EPC rating of TBC.

Full documentation is available on request.

## VAT

Any rent quoted is exclusive of Value Added Tax which may be applicable.

## ENTRY

On conclusion of all legalities

## LEGAL COSTS

Each party will bear their own legal costs arising from the transaction. The ingoing tenant will be responsible for any applicable LBTT and registration dues.

## OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

Contact:

Jackson Chartered Surveyors

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# Contact

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