

FOR SALE

INDUSTRIAL UNIT

HARLAW WAY, HARLAW INDUSTRIAL ESTATE, INVERURIE, AB51 4SG



- **SECURE YARD**
- **LOCATED WITHIN AN ESTABLISHED AND POPULAR INDUSTRIAL ESTATE**
- **OFFERS IN EXCESS OF £325,000**
- **GIA: 802.88 SQ.M (8,641 SQ.FT)**

VIEWING & FURTHER INFORMATION:

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LOCATION:

The subjects are located within the town of Inverurie, which stands around 16 miles northwest of Aberdeen. The town has a developing population base and serves as a major service and employment centre for the Garioch area and in addition, as a popular commuter town to the City, given its proximity to the main A96 roadway.

The subjects themselves are located on the north east side of Harlaw Way, a well established industrial location to the immediate north east of Inverurie town centre. The subjects give quick access to town centre amenities and to the local and national road network.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise an industrial unit and provides workshop and office accommodation.

The main building comprises two interconnected workshop units of steel portal frame construction with walls being a mixture of concrete blockwork, externally roughcast, and profile metal cladding. The roofs over are pitched and laid in profile metal sheeting. Access is via a roller shutter door to the front elevation. Immediately to the rear is a loading bay of steel framed design with a single skin of profile metal sheeting. Internally, the main workshop buildings have solid concrete floors throughout whilst the walls are predominantly clad in insulated panelling.

To the front elevation is a single storey block and roughcast office extension with a pitched roof over clad in profile metal sheeting. Access can be gained from within the main workshop, however pedestrian doors to the front and side elevation give alternative access. The floors throughout are of solid concrete overlaid in carpet and lino whilst the walls and ceilings are plasterboard and painted. Natural light is provided by means of timber single glazed windows whilst artificial light is provided by means of a mixture strip lighting units and inset spotlight. The office is split to provide two large private offices and an open plan office whilst between the offices and the workshop area, male and female W/C's and a staff room are also found.

To the rear of the main workshop is a store and is of a steel portal frame construction clad in profile metal sheeting whilst the roof over is pitched and laid in profile metal sheeting.

Adjacent and detached from the main building is a small workshop and concrete block and externally roughcast construction with a mono-pitched and profile metal clad roof over.

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ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Main Workshop	458.4	4,934
Loading Bay	39.51	425
Office & Staff Areas	147.41	1,587
Rear Store	131.6	1,416
Detached Workshop	25.96	279

The foregoing 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.

In addition to the foregoing the subjects include a small external store that extends to 26.06 sq.m (280 sq.ft)

GROUND LEASE:

The site is currently held by way of ground leases from Aberdeenshire Council for a period of 99 years from 1 April 1980. The current ground rent is £10,000 per annum. Further details are available upon request.

YARD:

An additional yard area which measure 302 sq.m (3,250 sq.ft) has been leased from Aberdeenshire Council for a period of 20 years from the 22nd July 2015. The passing rental is £1,500 per annum and will be included as part of the sale.

RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £55,500. We would point out an incoming occupier would have the right to appeal this value.

ENERGY PERFORMANCE CERTIFICATE:

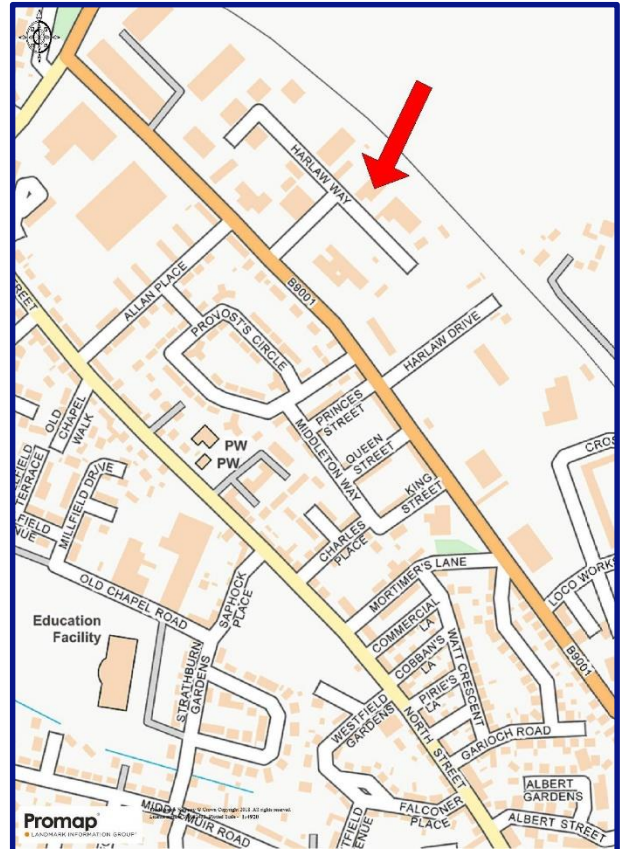
The subjects have a current Energy Performance Rating of E.

PROPOSAL

Offers in excess of £325,000 are invited for our client.

VAT:

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



ENTRY DATE:

Entry is available upon completion of legal formalities.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

VIEWING:

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

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
Publication Date: May 2018
Contact: James Morrison
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