

# For Sale/ To Let



## Modern Workshop Facility and Yard

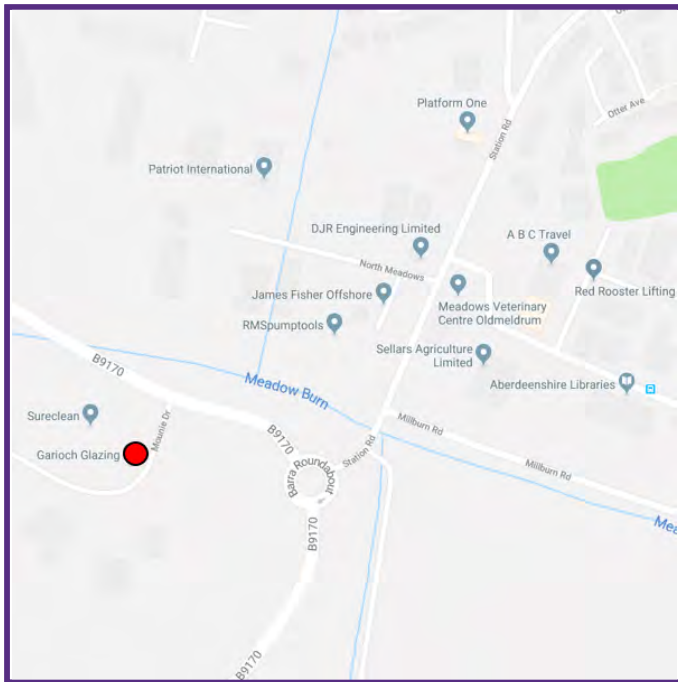
Unit 9  
Mounie Drive  
Oldmeldrum  
Aberdeenshire  
AB51 0GX

1,330.1 sq.m (14,316 sq.ft)



## FG Burnett

Call 01224 572661  
[www.fgburnett.co.uk](http://www.fgburnett.co.uk)



## Location

The subjects are located within Oldmeldrum which is a popular commuter town just a short distance from Inverurie via the B9170 and only 18 miles North of Aberdeen City Centre.

The facility is located on Mounie Drive adjacent to the roundabout as you enter Oldmeldrum from Inverurie. The commuter towns of Inverurie and Ellon lie approximately 5 and 10 miles respectively.

Surrounding commercial occupiers include Patriot International, Sureclean, James Fisher Offshore and RMSpumptools.

## Description

The subjects comprise a substantial workshop facility with secure yard area. Within the building the accommodation features the following:-

- Modern steel portal frame design with insulated panels.
- Sodium light fittings throughout.
- Two roller shutter doors with a width of 4m and a height of 4.7m.
- 6.1m eaves.
- Gas blower heating system throughout.
- 2 x 5 tonne overhead cranes.
- Mezzanine floor ideal for storage.
- 6 inch concrete floor with wire mesh.
- Integrated office content featuring open plan and cellular offices, welfare facilities, ladies, gents and disabled toilet.

## Floor Areas

The following approximate gross internal areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Offices	130.2 sq.m	(1,401 sq.ft)
Workshop	1,044.5 sq.m	(11,243 sq.ft)
Mezzanine	155.4 sq.m	(1,672 sq.ft)
<b>Total</b>	<b>1,330.1 sq.m</b>	<b>(14,316 sq.ft)</b>

A substantial yard area can be found to the front of the subject premises which has been laid to concrete:-

Yard	1,280 sq.m	(13,500 sq.ft)
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## EPC

The property has an EPC Rating of E. A copy of the EPC can be provided upon request.

## Price

The subjects are offered For Sale at offers over £800,000.

## Rent

£85,000 per annum.

## Rateable Value

£96,000.

Any incoming occupier will have the right to appeal against the above figure.

## VAT

VAT is payable in addition to all monies due.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser/tenant will be responsible for any LBTT and registration dues applicable.

## Entry

On conclusion of legal missives.

## Viewing & Offers

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

# Contact

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