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TO LET MODERN INDUSTRIAL UNIT WITH YARD



HARLAW INDUSTRIAL ESTATE
HARLAW ROAD
INVERURIE
ABERDEENSHIRE
AB51 4TE

Viewing is strictly by
arrangement with the sole
letting agent.

Floor Space:
254.7 sq m (2742 sq ft)

Contact:
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Location:

The subjects are located in Harlaw Industrial Estate, within the popular market town of Inverurie which is situated approximately 17 miles north-west of Aberdeen and 142 miles north of Edinburgh, with a population of over 12,000 people. The A96 runs to the west of the town and is the main trunk road connecting Inverurie with Aberdeen to the south-east and Inverness to the north-west. The town also benefits from a railway station with regular services to Aberdeen with a journey time of 25 minutes.

Nearby occupiers include ANM Group Ltd and Scottish Premier Meat Ltd.

Description:

The subjects comprise a single storey detached industrial unit of steel portal frame construction. The subjects are clad in insulated profile metal sheeting. Externally, the walls are clad in metal sheeting with a pitched metal clad roof. The flooring throughout the main warehouse is solid concrete and the subjects also benefit from a roller shutter door, 3 phase power and artificial high bay sodium lighting.

Ancillary office accommodation is provided in the unit and comprises a mixture of cellular offices, staff welfare areas and toilets.

The subjects also benefit from a secure yard area which extends to approximately 522 sq m (624 sq yds).

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived:-

Warehouse	240 sq m	(2,589 sq ft)
Offices	14.2 sq m	(153 sq ft)
Total	254.7 sq m	(2742 sq ft)

Rateable Value:

We are advised that the subjects are currently entered in the Valuation Roll, from 1 April 2010 as follows:-

NAV/RV: £

Details on the current uniform business rate and sewage rates are available on request.

Lease Terms:

Our client is seeking to lease the premises on Full Repairing and Insuring terms for a period to be agreed.

Rent:

£25,000 per annum, exclusive of VAT, payable quarterly in advance.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of ?.

A copy of the EPC and the Recommendation Report can be provided upon request.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any SDLT and registration dues.

Viewing:

To arrange a viewing or for further information, please contact:

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