

# TO LET - INDUSTRIAL STORAGE UNITS

Longside Road, Mintlaw, AB42 5EJ



- INDUSTRIAL BUILDINGS WITH ADDITIONAL YARD AND PARKING
- FLEXIBLE LEASE TERMS
- ALL INCLUSIVE RENTS

## LOCATION

The subjects are located on the south side of the A952, lying approximately 9 miles west of Peterhead and some 29 miles north of Aberdeen.

The site lies a short distance from the village of Mintlaw with local amenities and facilities being available.

The exact location of the site is shown on the attached plan.

## DESCRIPTION

The facility comprises a number of industrial buildings and yard within a site extending to approximately 2.55 hectares (6.38 acres).

The units are mainly steel portal frame with a mixture of solid and block concrete walls, profile metal clad and fibre cement sheeted walls with pitched fibre cement roofs. The more modern building (Shed 7) is accessed via electric roller shutter doors.

There is also additional yard space, which is highlighted as Space 1, 2 & 4.

The units will require the provision of welfare facilities.

## ACCOMMODATION

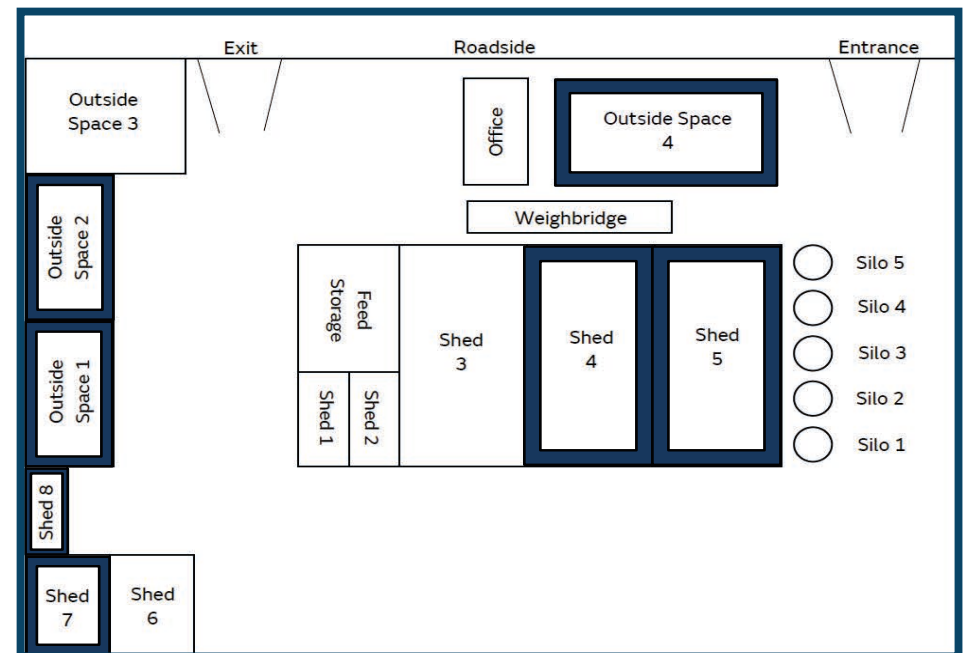
The units have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

	AREA	RENTS
Shed 4	1,028.23 sq m (11,068 sq ft)	£32,000 pa
Shed 5	1,085.35 sq m (11,683 sq ft)	£32,000 pa
Shed 7	708.11 sq m ( 7,622 sq ft)	£18,500 pa
Shed 8	[open sided canopy dry store]	£ 6,500 pa

Additional yard/parking space is available by separate negotiation.

## SERVICES

The site is served with mains supplies of water and 3-phase electricity.







## PROPOSAL

Our client wishes to lease surplus storage accommodation, which forms part of a larger site therefore, we envisage that any letting would be on a fully serviced basis to include the cost of utilities, maintenance and insurance. The subjects are available to let as a whole or on an individual basis.

## ENERGY PERFORMANCE CERTIFICATE

The units fall within the Low Energy Building category and are therefore exempt. Further information can be provided on request.

## VAT

All rents quoted in this schedule are exclusive of VAT.

## OFFERS / VIEWING

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

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