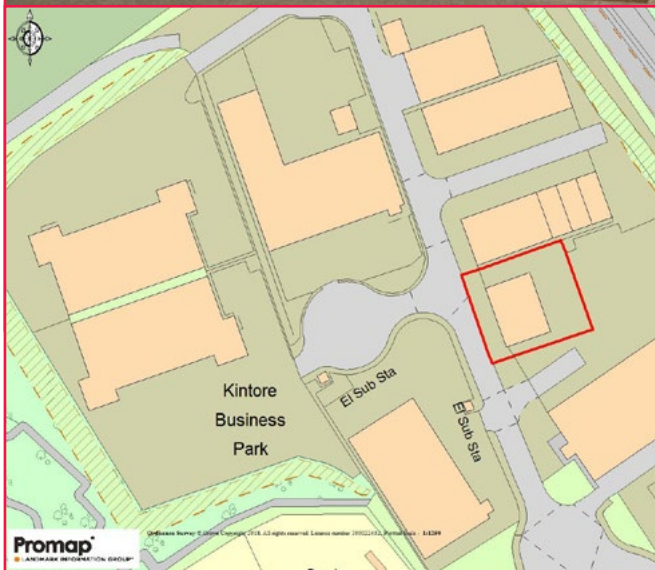


# To Let / May Sell

## Detached Industrial Unit with Yard

### Unit F Kintore Business Park, Aberdeenshire, AB51 0YQ

- ◆ Located within an established Business Park
- ◆ 248.84 Sq M (2,678 Sq Ft) approx
- ◆ Secure yard extending to 354.51 Sq M (3,816 Sq Ft) approx
- ◆ Direct access to the A96



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4 Albert Street, Aberdeen AB25 1XQ

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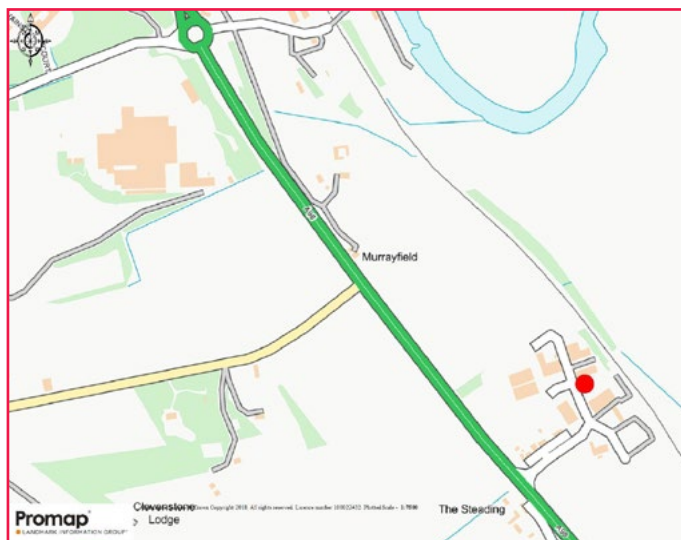


## Location

The subjects are located within Kintore Business Park, on the east side of the A96 Aberdeen to Inverness trunk road, 2.7 miles to the south of Inverurie and 1.1 miles north of Kintore. Inverurie is located approximately 16 miles north west of Aberdeen and is one of the main service and employment centres for the Garioch Area.

Surrounding occupiers in the park include Bristow Technical Services, Foro Energy, Hire Station, MAN (UK) Ltd, Osprey Ltd and Tooltec Ltd.

The exact location can be seen on the plan below:



## Description

The property comprises a detached industrial workshop of steel portal frame construction, off a concrete floor, with dado height concrete blockwork walls and cladding above, under a pitched profile metal clad roof. Lighting to the workshop is via translucent roof panels, supplemented by high bay fluorescent lighting. The workshop benefits from two roller shutter door access points and an eaves height of 4.79 metres.

Office accommodation can be found at the front of the property along with W.C facilities, a kitchen/tea prep area and further storage. The office accommodation benefits from painted plasterboard walls with lighting provided via double glazed windows, supplemented with ceiling mounted lighting.

Externally to the rear of the property there is a secure hardcore yard, secured by perimeter fencing.

## Floor Areas

We calculate the approximate gross internal floor areas to be as follows:-

Description	sq.m	sq.ft
Workshop	206.09	2,218
Office & Welfare	42.76	460
<b>Total</b>	<b>248.84</b>	<b>2,678</b>
Yard	354.51	3,816

The above areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

### Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. November 2018
- Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only. November 2018

## Lease Terms

The subjects are available on the basis of a new full repairing and insuring lease. Any medium/long leases will provide for upward only rent reviews.

## Rent

£24,000 per annum, excluding VAT.

## Price

Alternatively, our client would consider a sale. In this regard offers are invited for the heritable (Scottish equivalent to freehold) interest.

## Rateable Value

The subjects are currently entered into the valuation roll as follows:-

Rateable Value £18,000

## Legal costs

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and Registration Dues, if applicable.

## Energy Performance Certificate

The subjects have an EPC Rating of E. Full documentation is available upon request.

## VAT

All prices quoted in the schedule are exclusive of VAT.

## Entry

Immediately, following the conclusion of legal formalities.

## Viewing and Offers

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form:

## Contacts

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[scott.hogan@knightfrank.com](mailto:scott.hogan@knightfrank.com)

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