

TO LET/MAY SELL END TERRACE INDUSTRIAL UNIT WITH SECURE YARD

UNIT K ESSLEMONT INDUSTRIAL ESTATE

Ellon, Aberdeenshire, AB41 8PA



Key Highlights

- Available on flexible terms
- Suitable for (Class 6) Storage and Distribution
- Eaves height of 5.5m
- Secure yard with gated access
- Ample car parking
- Gross Internal Floor area of 1,721.52 sq.m (18,530 sq.ft)

SAVILLS ABERDEEN
5 Queens Terrace
Aberdeen AB10 1XL

+44 (0) 1224 971 111

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Location

The property lies approximately 16 miles north of Aberdeen, on the outskirts of Ellon. The property benefits from excellent transport links, due to the recently completed Aberdeen Western Peripheral Route (AWPR).

Occupiers within the surrounding area include Duotool Direct, ABRRAS Ltd, Toolden and Chris Humes Vets.

The exact location of the property can be seen on the plan adjacent:

Description

The subject property comprises a semi-detached industrial unit with hardcore yard, secured by gate and fencing.

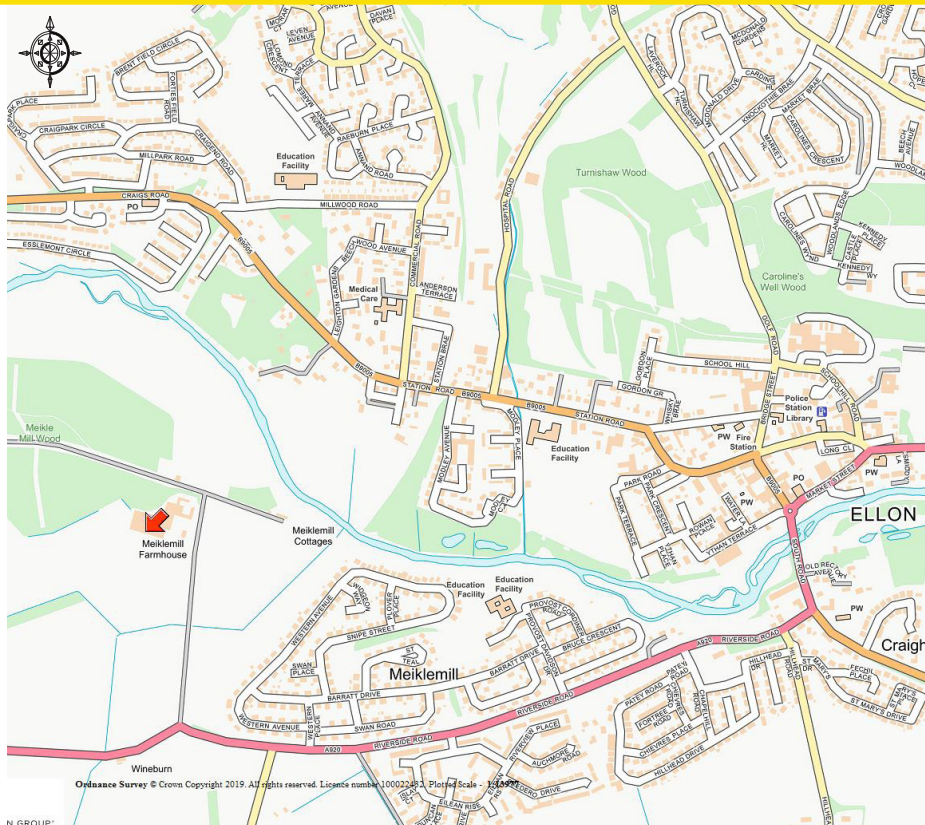
The property is of steel portal frame construction off a concrete floor, with insulated profile metal cladding.

Internally, the workshop benefits from high bay sodium lighting, an apex height of c.6.65m and an eaves height of c.5.5m. An electric roller shutter door permits vehicular access. Car parking is also available on site.

Floor Area

We calculate the approximate Gross Internal floor area as follows:

FLOOR AREA	SQ M	SQ FT
Warehouse	1,721.52	18,530
Yard	1,401.46	15,085



Rent

£55,000 per annum.

Lease Terms

Unit K is offered on flexible lease terms for a negotiable duration. Any medium to long term lease will require to incorporate provision for rent review.

Price

Offers are invited for the heritable (Scottish equivalent to freehold) interest.

Rateable Value

The Rateable Value of the building is £71,000, effective from 01 April 2017.

Any tenant will be responsible for direct payment of all local authority rates liabilities.

Legal Cost

The tenant/purchaser will be responsible for any Land & Buildings Transaction Tax and registration dues.

Energy Performance Certificate

A copy of the EPC and Recommendation Report can be issued on request. The building has an EPC rating of E.

VAT

All figures quoted are exclusive of Value Added Tax.

Viewings & Offers

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

Contact

Claire Herriot

+44 (0) 1224 971 139
claire.herriot@savills.com

Kieran Ward

+44 (0) 1224 971 123
kieran.ward@savills.com

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