

LOCATION

The subjects are located at Foveran, approximately twelve miles North of Aberdeen and four miles South of Ellon accessed via the A90, which has been recently enhanced with the recent completion of the dual carriageway between Balmedie and Ellon. The Aberdeen Western Peripheral Route (AWPR) has also enhanced connectivity to the South and West.

The area forms part of 'Energetica', Scotland's Energy Corridor, a long term programme which aims to create an innovative and sustainable development corridor for oil and gas and renewable energy organisations. Nearby occupiers include Ellon Plant Hire and Michael Duncan Builders.

An exact location of the property is highlighted in the overlaid plan.

DESCRIPTION

The subjects comprise a single storey, industrial unit with ancillary office accommodation and associated car parking. The unit is of steel portal frame construction, with dado height concrete block walls, concrete floor throughout and pitched insulated metal clad roof. The workshop benefits from a kitchenette, W.C. and DDA compliant toilet. Lighting is provided by way of suspended fluorescent fitments. Three-phase power is installed. Vehicular access is provided by two electric roller doors, measuring approximately 3.7m x 3.98m, with an internal eaves height of 4.3m approx.

The office accommodation comprises three private offices and a toilet. The offices benefit from painted walls and ceilings, carpeted floors and ceiling mounted fluorescent light fitments. Heating is provided by way of wall mounted radiators.

FLOOR AREAS

We calculate the following approximate Gross Internal floor areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m.	Sq. ft.
Warehouse	238.50	2,567
Offices	46.18	497
Total	284.68	3,064

LEASE TERMS

The unit is available on the basis of a new Full Repairing and Insuring Lease. Any medium to long term commitment will require provision for rent reviews at regular intervals. Short term leases will be considered.



RATING

The premises are currently entered in the Valuation Roll with a Rateable Value of £15,750 effective from 1 April 2017. The Rate Pounding for 2018/19 is £0.48.

The incoming occupier may benefit from the Small Business Bonus Scheme.

RENT

A competitive rent is available. Further details upon application.

VAT

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

EPC

The subjects have an EPC rating of 'C'.

ENTRY

Entry is available from 1st February 2019, subject to completion of legal formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LLBT) and Registration Dues, as appropriate.

VIEWINGS & OFFERS

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

VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

To arrange a viewing contact:



Emma Gilbert
Surveyor
emma.gilbert@g-s.co.uk
01224 625024



Katherine Monro
Head of Agency
Katherine.monro@g-s.co.uk
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2018