

TO LET

INDUSTRIAL UNIT



MAINS OF GLACK, DAVIOT, INVERURIE, AB51 0GE

- BUILDING 1 – 700SQM (7,516SQFT)
- BUILDING 1 - £15,000PA
- BUILDING 2 – 550.60SQM (5,991SQFT)
- BUILDING 2 - £12,000PA
- COMPETITIVE RENTAL

Shepherd Chartered Surveyors

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Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy
Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Review
Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC

LOCATION:

The subjects are located approximately 4 miles North West of Inverurie on the B9001 which takes traffic from Inverurie to Rothienorman and thereafter connects to the A97. The subjects themselves are located on the West side of the road within a development of a number of other commercial buildings.

The ordinance survey extract is for identification purposes only.

DESCRIPTION:

The buildings on site are of a steel portal frame design with a pitched roof over incorporating translucent roof panels. The flooring is of a concrete design with the walls and ceiling being to the inside face of the blockwork and cladding. Additional lighting is provided by a number of high bay sodium fittings.

ACCOMMODATION:

The subjects provide the following accommodation:-

Accommodation	M ²	FT ²
Building 1	700	7,516
Building 2	550.60	5,991

The above mentioned areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RENTAL:

The following rentals are being sought:-

Building 1 - £15,000pa

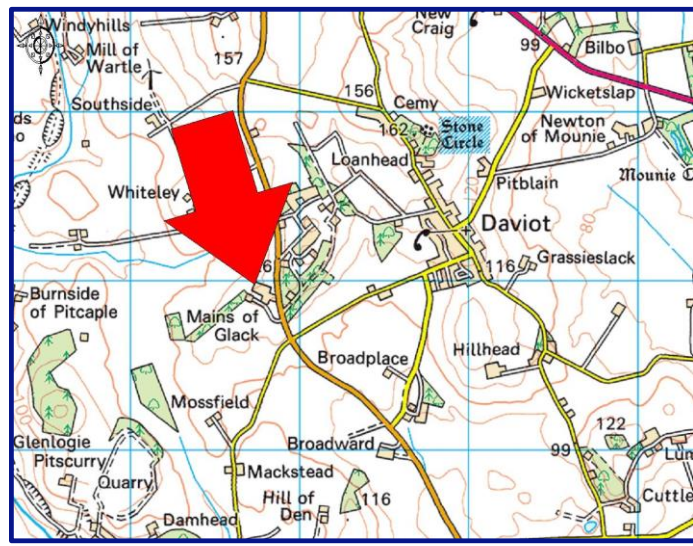
Building 2 - £12,000pa

As a standard practice this will be payable quarterly in advance.

RATING:

The subjects are currently part of a larger entry in the Valuation Role however indicative rates can be provided upon request. We would point out that an income and occupier would have the opportunity to appeal the Rateable Values.

Upon conclusion of legal missives.



TERMS:

Our clients are seeking to lease their premises on a Full Repairing and Insuring basis for a negotiable term. Any medium to long term lease duration will be subject to upward only rent review provisions.

EPC:

We have been advised that the buildings are exempt from an EPC. Further documentation can be provided to interested parties upon request.

ENTRY DATE:

Upon conclusion of legal missives.

LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration Dues.

VAT:

All rent, prices, premiums etc are quoted exclusive of VAT.

VIEWING:

For further information or viewing arrangements please contact the sole agents:

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