

TO LET

SITE B KINTORE BUSINESS PARK

KINTORE

AB51 0YQ

INDUSTRIAL FACILITY WITH SECURE YARD

1,183.05 SQ M (12,734 SQ FT)



LOCATION

The subjects are located in Kintore Business Park, on the east side of the A96 Aberdeen to Inverness trunk road, 4 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.

Other occupiers in the park include **Bristow Technical Services**, **MAN (UK) Ltd**, **FORO Energy**, **Osprey Ltd** and **Tooltec Ltd**.

Upon completion of the Aberdeen Western Peripheral Route (AWPR) later this year, connectivity to the Business Park will be improved. The nearest junction is located approximately 9 miles south west.

DESCRIPTION

The property comprises a modern detached industrial facility with single storey office and workshop incorporating mezzanine floor. Externally, there is a large secure concrete yard area to the side of the warehouse and tarmacadam car parking area to the front.

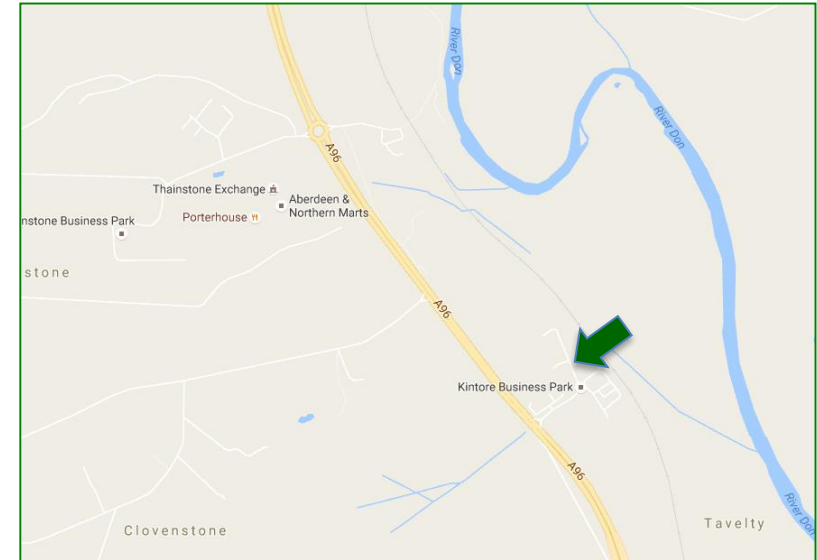
Internally, the subjects benefit from the following specification:

WAREHOUSE

- A reinforced concrete slab floor with screed finish
- Wallhead height of 7.1 metres
- 3 phase power supply
- Vehicular access via 3 electrically operated roller shutter doors (4.75m high x 5.6m wide)
- Artificial lighting via industrial spot lighting
- 10 Tonne "Demag" crane

OFFICE

- Mixture of open plan and cellular accommodation
- CAT 2 lighting
- Oil fired under floor heating
- Potential to expand office space into mezzanine floor above



FLOOR AREAS

The property comprises of the following approximate gross internal floor areas:

	Sq M	Sq Ft
Offices	255.94	2,755
Warehouse	658.13	7,084
Mezzanine	268.98	2,895
TOTAL	1,183.05	12,734
Concrete Yard	643.45	6,925

CAR PARKING

There is provision at the front for 12 car parking spaces.

LEASE TERMS

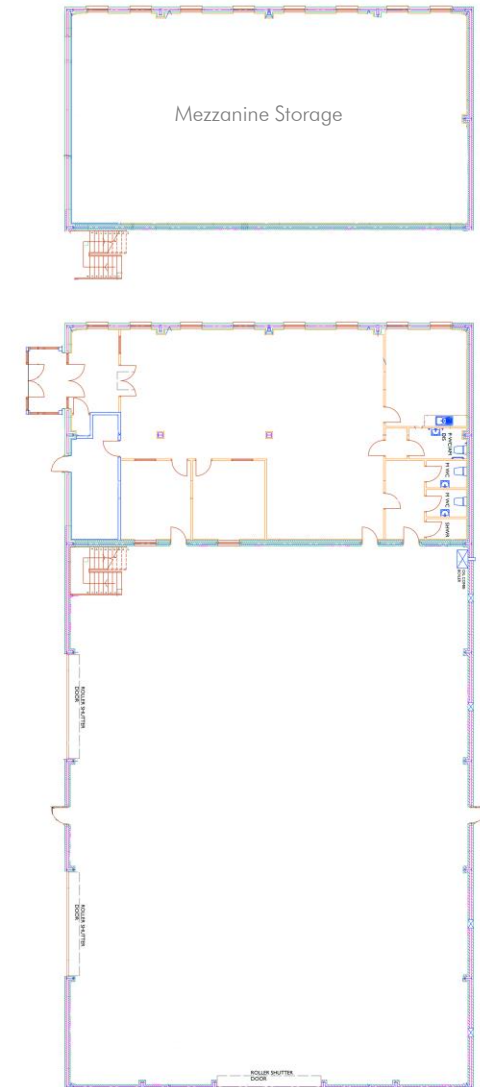
The property is held on an existing sub lease expiring 23 June 2019.

Our client is looking to assign their leasehold interest although consideration will be given to sub-leasing.

Consideration will be given to a longer term lease directly from the landlord who may also consider selling the property.

RENTAL

Upon application.



ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C+. Further information is available upon request.

RATEABLE VALUE

£85,500, effective from 1 April 2017.

LEGAL COSTS

Each party will bear their own legal costs incurred documenting this transaction. The incoming occupier will be responsible for any LBTT and Registration Dues if applicable. Cost of obtaining Head Tenant and Landlord's consent will be borne equally between the incoming occupier and the current occupier.

DATE OF ENTRY

To be agreed.

VIEWING & FURTHER INFORMATION

For further information or viewing arrangements, please contact the sole agents.



CONTACT US

CBRE Ltd
1 Albyn Terrace
Aberdeen
AB10 1YP

Iain Landsman
01224 219016
iain.landsman@cbre.com

Amy Tyler
01224 219034
Amy.tyler@cbre.com



© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. July 2018.