

TO LET

WORKSHOP WITH OFFICE & PARKING

Bourtie Commercial Park, Inverurie, AB51 0HN

Immediate Entry Available

Flexible Lease Terms

702.39 sq m (7,560 sq ft)

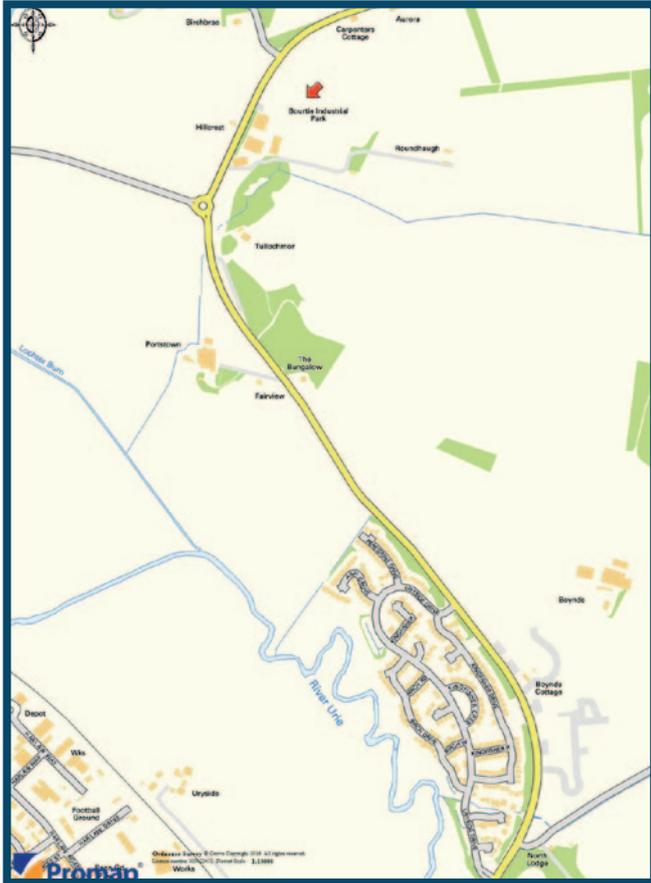
Yard Space Available by Separate Negotiation

£65,000 per annum

LOCATION

The property is located within an established commercial setting around 2 miles north of the popular town of Inverurie, on the east side of the B9170 route that carries traffic between Inverurie and Oldmeldrum. Occupiers within the development include Agrii, Thern Lifting Services, Rodeos (UK) Ltd and Kingsfield Engineering Services.

The exact location of the property is shown on the undernoted plan:



DESCRIPTION

The property comprises a modern, single storey commercial facility that incorporates workshop, office and storage accommodation.

The original section of the building incorporates a range of cellular offices that include staff toilet facilities and a small tea preparation area. The offices include good levels of natural daylighting and electric panel heating.

Interlinked to the offices is the main workshop which features an internal eaves height of 5m.

Additional storage accommodation has been added to the east of the workshop and is arranged over a split level, with vehicle access available from the north elevation of the extension.

ACCOMMODATION / FLOOR AREAS

The property provides the following accommodation and floor areas, measured on a gross internal basis in accordance with the RICS Code of Measuring Practice

Ground Floor

Main workshop	367.60 sq m (3,957 sq ft)
Offices, Kitchenette, staff toilet	69.88 sq m (752 sq ft)
Split level stores	264.91 sq m (2,851 sq ft)
Total Area:	702.39 sq m (7,560 sq ft)

CAR PARKING & YARD

Car parking is included along the west elevation of the building.

A small amount of external storage is included on the west side of the building. However, additional yard space may be available within the large site the subjects form part of, by separate negotiation.

SERVICES

The property is served with a mains supply of electricity (three phase). Water is from a shared mains supplied source, the cost of which is recharged by the landlord. Drainage is to a septic tank and soakaway.

PROPOSAL

The property is available to let on Full Repairing and insuring terms for a period to be agreed. Shorter term flexible leases will be considered although any medium to long term agreement will be subject to periodic upward only rent review.

RENT

£65,000 per annum

RATING ASSESSMENT

We understand from the Scottish Assessors that the subjects have the following rateable value:

Store etc; £50,500 with effect from 1st October 2014.

The Uniform Business Rate in Scotland for the year 2016/17 is 51p. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

ENTRY

Immediate entry is available.

VAT

All prices and rents quoted in this schedule are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for the payment of LBTT and registration dues.

OFFERS / VIEWING

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

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