

VIDEO
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DETACHED OFFICE PAVILION

- > MODERN BUSINESS LOCATION
- > EXCELLENT TRANSPORTATION LINKS
- > 65 CAR PARKING SPACES (1:140 SQFT)
- > SIZE – 845.19 SQM (9,097 SQFT)
- > POTENTIAL TO SUB-DIVIDE

TO LET

UNIT 7A, TUMULUS WAY, MIDMILL, KINTORE, AB51 0TG

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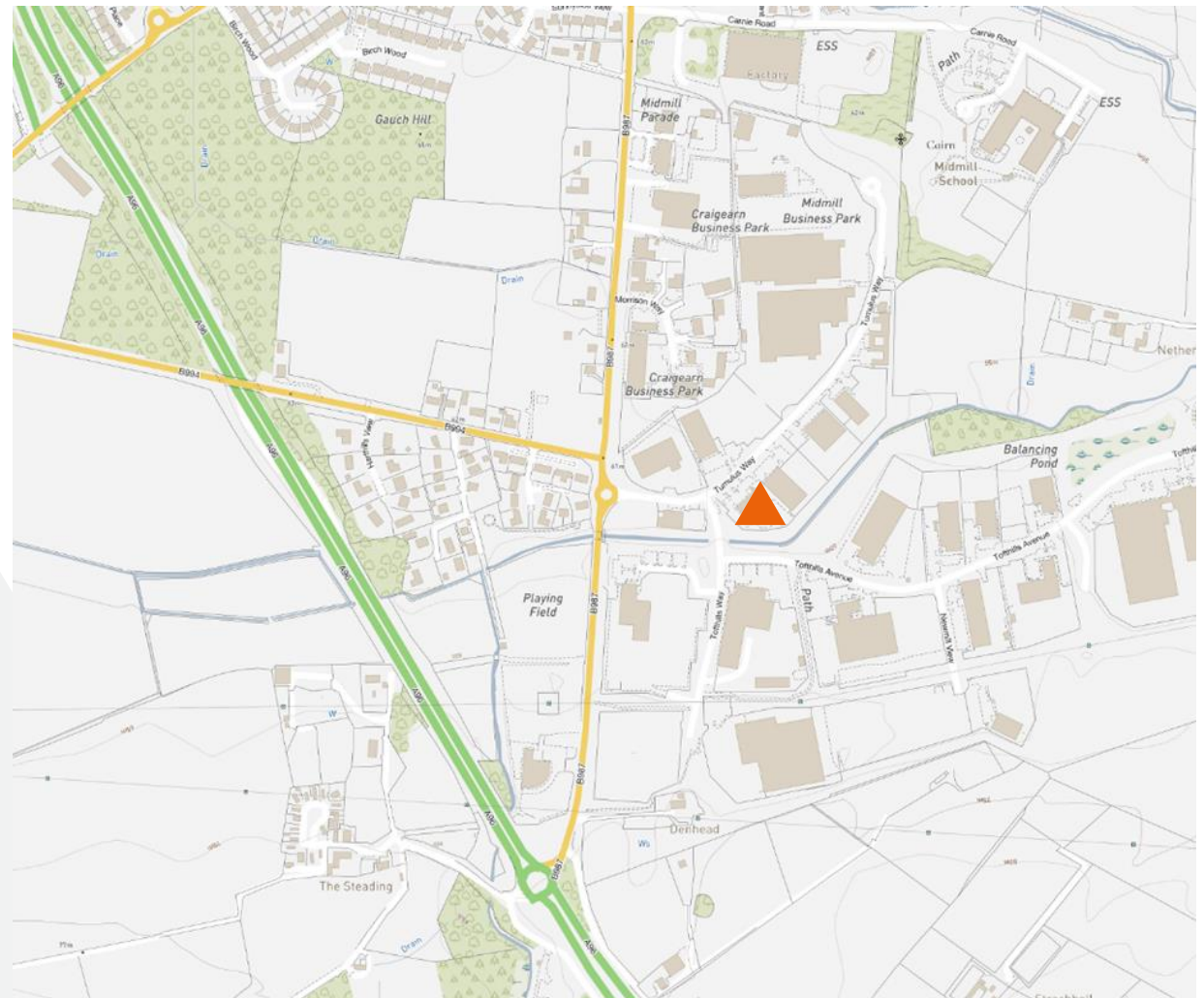


Modern Office Pavilion With Good Parking Provisions

LOCATION

Kintore is located approximately 12 miles north west of Aberdeen city and is a local service centre in a well established commuter location. The town has expanded in recent years and is easily accessible from the Scottish Motorway network due to the easy access to the A96 and in turn the Aberdeen Western Peripheral Route (AWPR).

The subjects themselves are located within Midmill Business Park, a modern business location situated towards the southern end of Kintore. There is easy access from the location to all local amenities within the Town itself.



Modern Office Pavilion With Good Parking Provisions

DESCRIPTION

The premises comprise of a detached office pavilion arranged over two levels providing modern office accommodation with w.c. facilities located on both floors along with tea making/kitchen facilities. The first floor is also service via a lift.

The accommodation itself has raised access floors which are carpeted, the walls are painted and there is a suspended ceiling installed incorporating recessed and LED lighting and an air conditioning system.

The accommodation is generally open plan, however a reception area has been created at ground floor with various private offices located on both levels.

CAR PARKING

There are a total of 65 car parking spaces associated with the building including 3 disabled spaces.



ACCOMMODATION

The subjects provide the following accommodation:-

| ACCOMMODATION | m ² | ft ² |
|---------------|----------------|-----------------|
| Ground Floor | 428.27 | 4,610 |
| First Floor | 416.91 | 4,488 |
| Total | 845.19 | 9,097 |

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

SUB-DIVISION

The premises would be available on a floor by floor basis.

RENTAL

£75,000 per annum, exclusive of VAT.

LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring lease of negotiable duration.

RATEABLE VALUE

The subjects have a rateable value of £122,000

An ingoing occupier will have the right to appeal this Rateable Value.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating of 't.b.c'.

Further information and a recommendation report is available to seriously interested parties upon request.

Legal costs

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

VAT

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

ENTRY

Immediate entry is available



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
Mark McQueen, mark.mcqueen@shepherd.co.uk

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