# SECURE YARD

- > LOCATED WITHIN POPULAR INDUSTRIAL ESTATE
- > SHORT DISTANCE FROM A96
- 6 MILES WEST OF AWPR CRAIBSTONE JUNCTION
- PRIMARILY LAID IN HARDSTANDING
- 2.7 ACRES OR THEREBY
- £60,000PA



# TO LET



# SITE D, TOFTHILLS WAY, MIDMILL INDUSTRIAL ESTATE, KINTORE, AB51 0QG

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**CONTACT:** James Morrison james.morrison@shepherd.co.uk 01224 202 836 www.shepherd.co.uk

## LOCATION

The subjects can be found on the south side of Tofthills Way within the Midmill Industrial Estate.

The estate is located to the immediate south of Kintore and as such has good access to the A96 which carries traffic between Aberdeen and Inverness.

The site also benefits from being only 6 miles west of the AWPR Craibstone junction which provides rapid access to the north and south of Aberdeen.

## DESCRIPTION

The subjects comprise a secure yard area which has been primarily laid in hardcore.

The site is secured by a palisade fence with access from Tofthills Way via a double vehicular palisade gate.

#### RENTAL

A rental of £60,000pa is sought. As is standard practice this will be payable quarterly in advance.

#### RATING

The subjects are currently entered in the Valuation Roll at a Rateable Value of £56,000. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate

## **LEASE TERMS**

Our clients are seeking to lease the premises for a negotiable period with any medium to long term lease durations being subject to upward only rent review provisions.

#### ACCOMMODATION

The site is approximately 2.7 acres or thereby.

The above area has been calculated from online mapping software.





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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN 01224 202 800 James Morrison james.morrison@shepherd.co.uk

# www.shepherd.co.uk



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