

NEW BUILD INDUSTRIAL UNIT

- > GROSS INTERNAL AREA
280.10 SQM (3,015 SQFT)
- > RENTAL £30,000 PER ANNUM
- > CLOSE PROXIMITY TO A96
- > POTENTIAL TO BE SPLIT TO
FORM TWO SMALLER UNITS

TO LET

INDUSTRIAL UNIT, INVERAMSAY FARM, PITCAPLE, INVERURIE, AB51 5DQ

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LOCATION

The subjects are located a short distance to the north of Inverurie and are accessed via North Road which itself carries traffic between the A96 to Inverurie.

DESCRIPTION

The subjects comprise of a semi detached industrial unit of steel portal frame construction with a pitched roof over clad in insulated profile metal sheeting with the walls being similarly clad. The unit benefits from 2 roller shutter and pedestrian doors.

Internally the unit is laid out to provide workshop/warehouse accommodation and staff facilities. The warehouse/workshop, walls and ceilings are to the inside face of the cladding. Natural lighting is provided by way of translucent roof panels with LED lighting.

The unit will also have 3 phase power installed.

RENTAL

A rental of £30,000pa is sought. As is standard practice this will be payable quarterly in advance.

ACCOMMODATION

The subjects provide the following accommodation which have been measured on a gross internal area basis:

	m ²	ft ²
Warehouse/workshop	280.10	3,015

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.

RATING

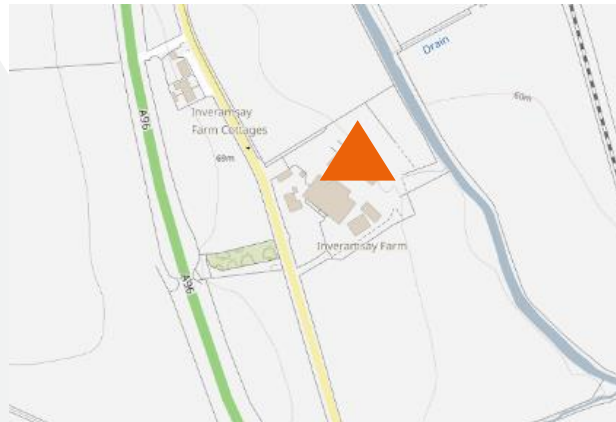
The subjects will require to be entered into the Valuation Roll upon occupation.

EPC

The property is anticipated to have an EPC Rating of A upon completion.

VAT

All figures quoted are exclusive of VAT at the prevailing rate



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

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