

VIDEO
TOUR

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DETACHED INDUSTRIAL UNIT WITH OFFICES AND YARD

- > GROSS INTERNAL AREA –
2,233.52 SQM (24,041 SQFT)
- > YARD – 3,502.44 SQM (37,700
SQFT)
- > SHORT DISTANCE FROM A96
- > OFFERS INVITED
- > RENTAL UPON APPLICATION

FOR SALE / MAY LET – DUE TO RELOCATION

CALEDONIAN HOUSE, MIDMILL, KINTORE, AB51 0UY

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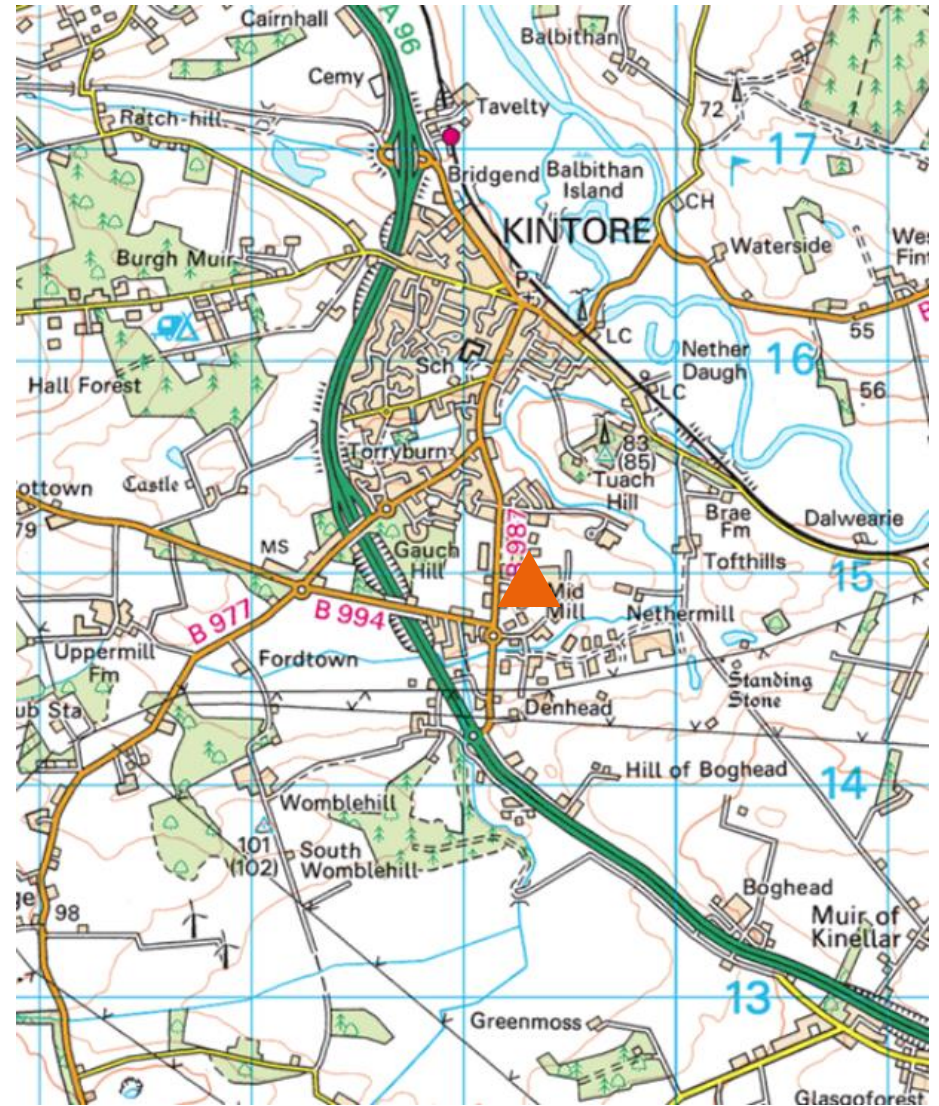
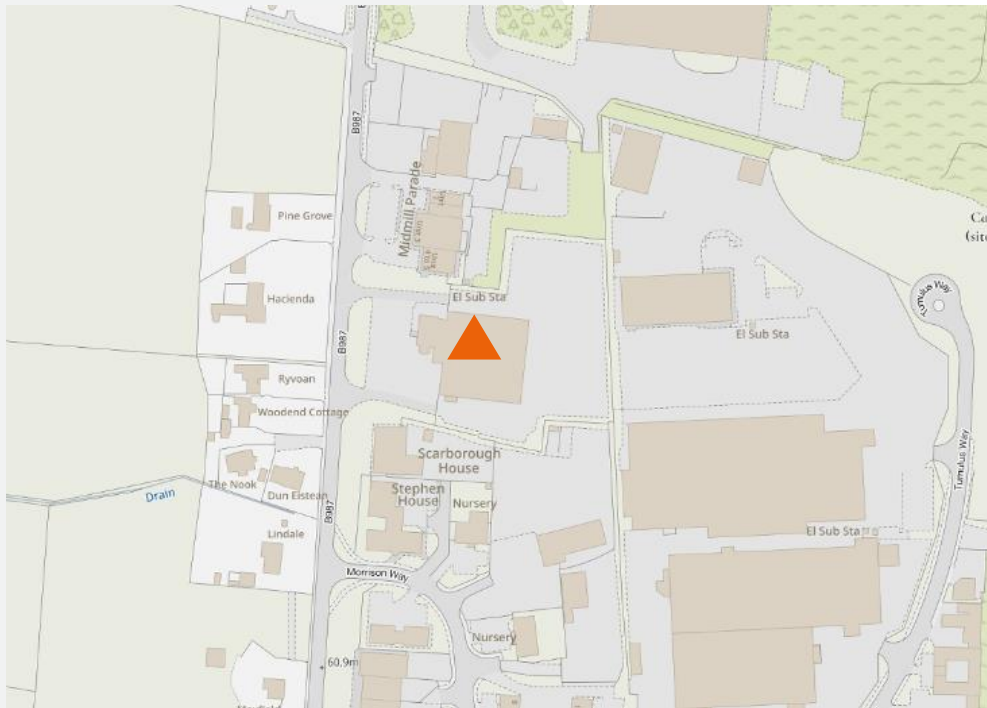


LOCATION

The subjects themselves are located to the south of Kintore and form an industrial building to the east side of the B987, which forms one of the main roadways into the town from the south off the A96 roadway.

As such, the subjects benefit from high levels of passing trade and visibility from the roadway into Kintore.

To the north of the property is a site comprising a Sainsburys Local and a Dental Practice, whilst remaining occupiers surrounding are predominantly industrial/commercial in nature including the well established Midmill Industrial Park, which includes a range of local and national/international commercial, industrial and ancillary occupiers.



DESCRIPTION

the subjects comprise a detached industrial unit comprising of an office with adjoining workshop and concrete yard.

The office accommodation and is of one and a half storey construction with a single storey extension which connects to the workshop to the rear. The main walls are of brick/block and have been externally harled, whilst the front elevation has been clad in stone block work. The upper level has a mansard roof with the elevations and upper pitched section being clad in concrete tiles.

The rear extension is of similar construction, albeit has a pitched and concrete tiled roof over. There are two further extensions to the south elevation, one of which comprises a sunroom type building with a pitched, hipped and concrete tiled roof, whilst the other extension is of block and externally harled construction with a flat roof over, overlaid in a rubberised membrane finish.

To the rear of the offices are two workshop buildings which are interconnected internally. Each bay is of steel portal framed construction, with the walls being of profile metal sheet cladding to the south most bay, and of block and externally harled construction with profile metal cladding above for the north most bay. Both sections have pitched profile metal clad roofs over.

Access into the office building is via a pedestrian door to the front elevation, and there are a number of additional doors to the side elevations. Access to the workshops can be gained via electrically operated roller shutter vehicle doors to the side and end gables, and most areas are interconnected internally.

ACCOMMODATION

The property provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

Accommodation	SQM	SQFT
Offices (Ground)	254.61	2,740
Office (First)	130.52	1,405
Workshops	1,809.52	19,478
Bothy	38.87	418
Total	2,233.52	24,401



YARD

The subjects benefit from a yard which has been laid in concrete and bounded by a mixture of palisade and chain link fencing. The area has been calculated using online mapping software.

	SQM	SQFT
Yard	3,502.44	37,700

CAR PARKING

The property benefits from 51 car parking spaces

PRICE

Offers are invited for our clients interest.

RENTAL & LEASE TERMS

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

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at £155,000. A purchaser would have the opportunity to appeal the Rateable Value.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of A

ENTRY

Immediately upon completion of legal formalities.

VAT

All figures quoted are exclusive of Value Added Tax.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing purchaser being liable for LBTT and registration dues in the normal manner.



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

Shepherd Chartered Surveyors | 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

James Morrison james.morrison@shepherd.co.uk | 01224 202 836

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