

TO LET



Industrial Unit and Hardcore Yard

Laurencekirk, Drumnagair Sawmill,
South Barns, AB30 1UP

GIA: 789.95 sq m [8,503 sq ft]

- Available Immediately
- Short Term Flexible Leases Available
- Easy access to Aberdeen or Dundee
- Secure Yard space available
- Rent on Application



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LOCATION

The property is located in a highly accessible and prominent location adjacent to the A90 Aberdeen to Dundee trunk road approximately 3 miles south of Laurencekirk. Aberdeen is located approximately 33 miles to the north and Dundee approximately 34 miles to the south. The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a modern industrial unit of portal steel construction with insulated profile sheet roof. The unit is accessed via an electric roller shutter door. A single storey extension of brick construction with a profile sheet roof provides office accommodation and toilet facilities.

The site forms part of a wider facility which is surrounded by a security fence, CCTV and lighting. Craneage is available on site by separate negotiation. An adjacent large, secure, hardcore storage yard of up to 1.25 acres is available if required with a further separate yard of up to 5 acres available elsewhere on the facility. Further information is available from the letting agent.

The site is currently let out to a number of occupiers for storage, distribution and engineering works to a variety of different scales.

FLOOR AREAS

The following Gross Internal Floor area has been calculated in accordance with the RICS Code of Measuring Practice (6th edition)

| | |
|-----------|---------------------------|
| Warehouse | 741.00 sq m [7,976 sq ft] |
| Offices | 48.95 sq m [527 sq ft] |
| Total | 789.95 sq m [8,503 sq ft] |

Hardcore Yard Up to 2.53 ha [6.25 acres]

RENT

On application

SERVICES

The building is served with mains water and a 3 phase electricity supply.

PROPOSAL

Whilst our client would prefer longer term leases they will give consideration to short term leases and licence agreements.

Our client will give consideration to the completion of additional site surfacing, development and fencing works within the yard area to meet the requirements of individual tenants.

RATING ASSESSMENT

The premises falls within a larger facility and the rates are paid by the landlord. The rent will be inclusive of rates.

SERVICE CHARGE

The rent agreed will be inclusive of service charge

EPC

The property has an EPC rating of B.

Full documentation is available on request.

VAT

Any rent quoted is exclusive of Value Added Tax which may be applicable.

ENTRY

On conclusion of all legalities

LEGAL COSTS

Each party will bear their own legal costs arising from the transaction. The ingoing tenant will be responsible for any applicable LBTT and registration dues.

OFFERS / VIEWING

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

Contact:

Jackson Chartered Surveyors
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