



TO LET

INDUSTRIAL UNIT WITH YARD

Prominent Roadside Location

Gross Internal Area – 300 sqm
(3,229sqft)

Yard – 1,430 sqm (15,392 sqft)

Rental - £40,000 per annum

VIRTUAL TOUR 

BUILDING 1, BROOMIESBURN ROAD, ELLON, AB41 9RD

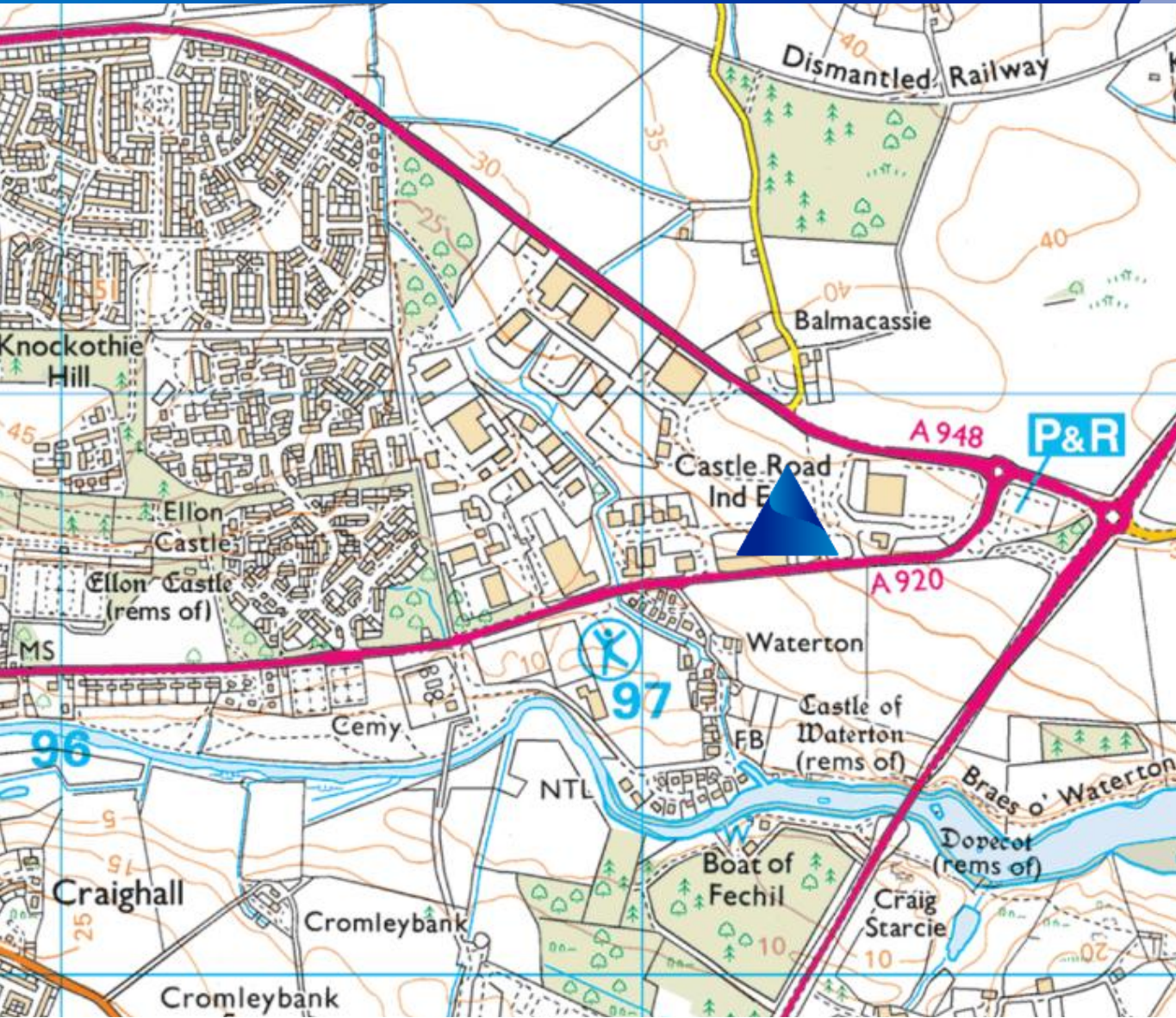
CONTACT: James Morrison | james.morrison@shepherd.co.uk
Melanie Grant | melanie.grant@shepherd.co.uk





Location

BUILDING 1, BROOMIESBURN ROAD,
ELLON, AB41 9RD

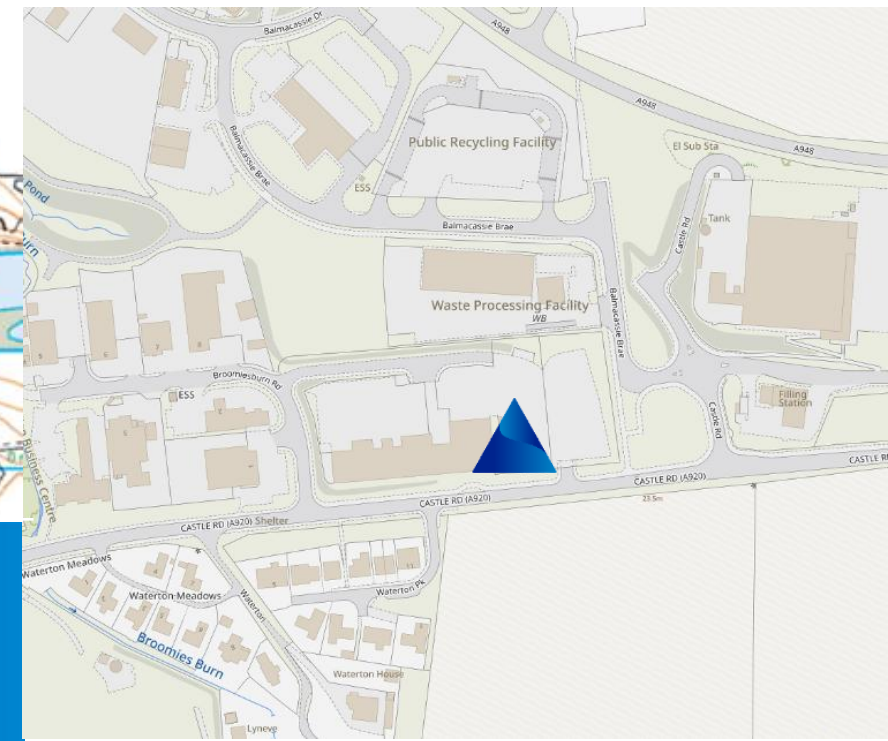


The subjects are located on Broomiesburn Road within a well established industrial estate which itself is located in the popular town of Ellon.

More specially, the property is located on the east side of Broomiesburn Road and fronts Castle Road in a prominent roadside location.

Due to its proximity, the subjects offer good transport links to the north and south of Ellon via the A90.

Commercial occupiers nearby include GPH Home & Garden, Tesco and Brewdog.



Industrial Unit with yard



FIND ON GOOGLE MAPS



Description

BUILDING 1, BROOMIESBURN ROAD,
ELLON, AB41 9RD



The subjects comprise of a detached industrial unit of steel portal frame construction with a pitched roof over clad with insulated profile metal sheeting.

Access to the property is via a pedestrian door or an electric roller shutter door measuring approx. 3.70M high by 3.32M wide.

Internally the floorings is concrete with the walls and ceilings being to the inside face of the cladding. Lighting is provide by a number of fluorescent strip fitments. The eaves heigh is approx. 3.61M.

Externally the yard is laid in a mixture of tarmac and concrete with the side being bounded by a steel palisade fence.

It should be noted that the racking and portacabins will be removed from site.



Accommodation

	m ²	ft ²
Warehouse	300	3,229

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

	m ²	ft ²
Yard	1,430	15,392

The yard area above has been measured using online mapping software.



Rateable Value

The subjects are currently entered in the Valuation Roll as part of a larger entry and as such will require re-assessment upon occupation. Indicative figures can be provided upon request.

Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

Rental

£40,000 per annum. As is standard practice, this will be payable quarterly in advance.

Energy Performance Certificate

We have been advised that the property is currently exempt from an EPC assessment due to the low energy demand of the property.

Entry

Immediately upon completion of legal formalities.

Legal Costs

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

Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis.



Get in Touch

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



James Morrison

james.morrison@shepherd.co.uk



Melanie Grant

melane.grant@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk