

TO LET

INDUSTRIAL UNIT

Detached industrial unit

Workshop Building - Gross Internal
Area: 420.80 sqm (4,530 sqft)

Portacabin office - Gross Internal
Area: 27.62 sqm (297 sqft)

Yard – 1,900 sqm (20,451 sqft)

Rental - £24,000 per annum



FIND ON GOOGLE MAPS

WORKSHOP, TILLYCORTHIE, UDNY, ELLON, AB41 6SD

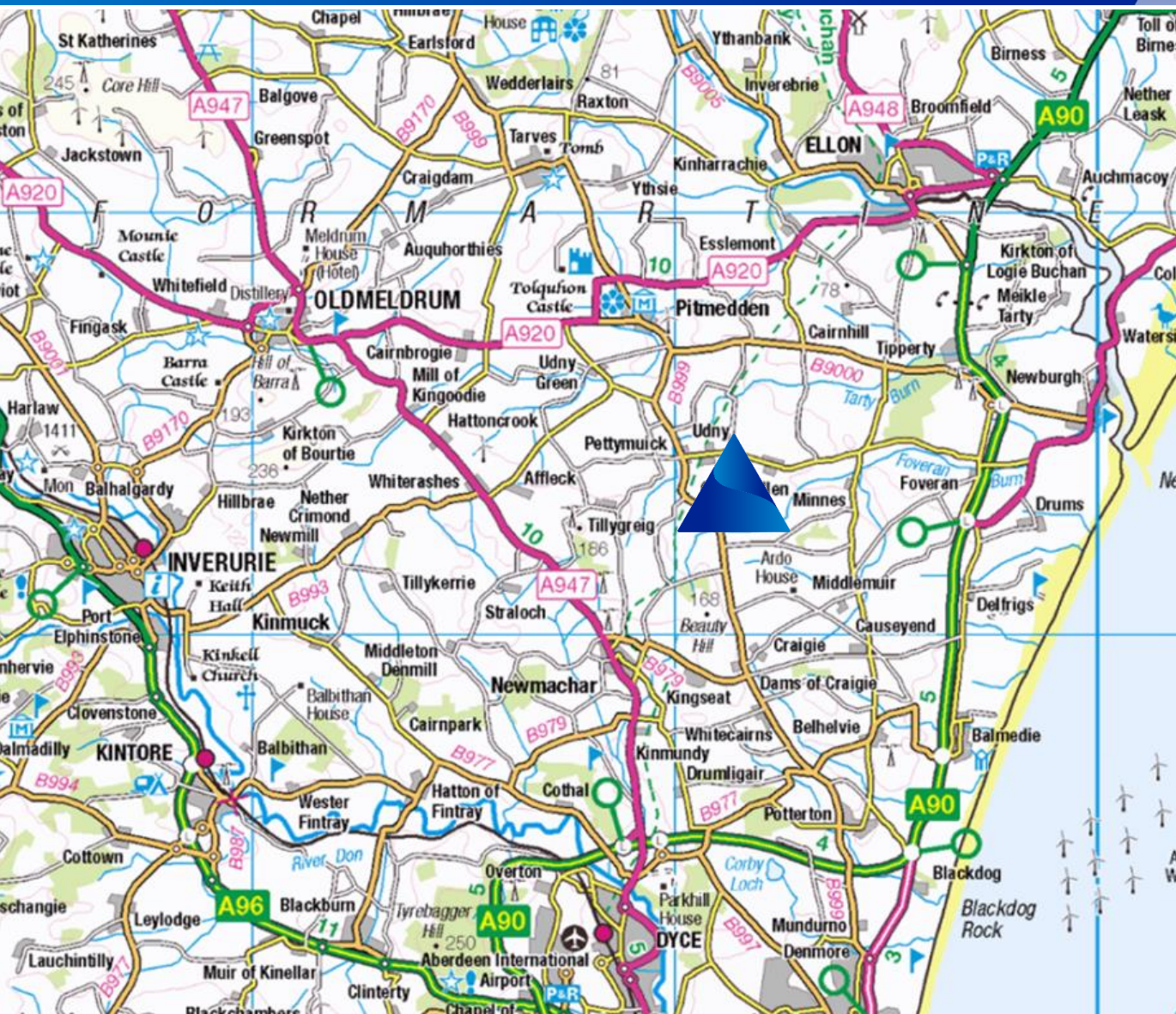
CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202836 | **shepherd.co.uk**





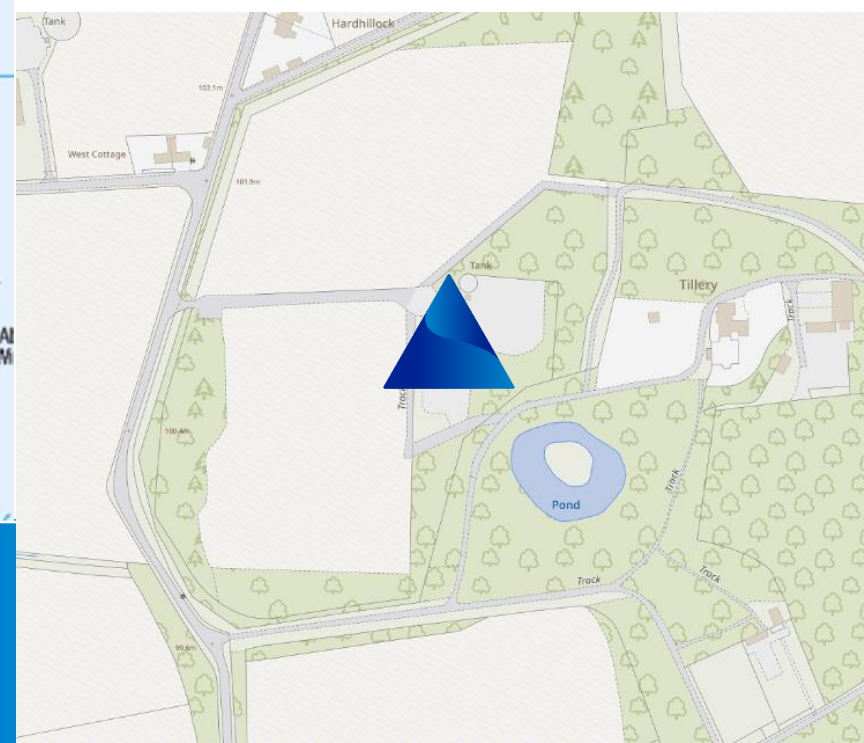
Location

WORKSHOP, TILLYCORTHIE, UDNY, ELLON,
AB41 6SD



The subjects are located approximately 500m to the north of the B999 which is the main route from Aberdeen to the Villages of Potterton, Udney, Pitmedden and Tarves.

Access to the site is a secure palisade fence and thereafter a hardcore private road to the building itself.

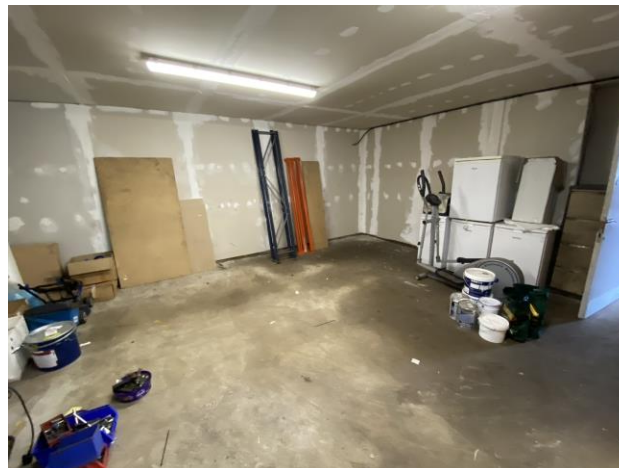
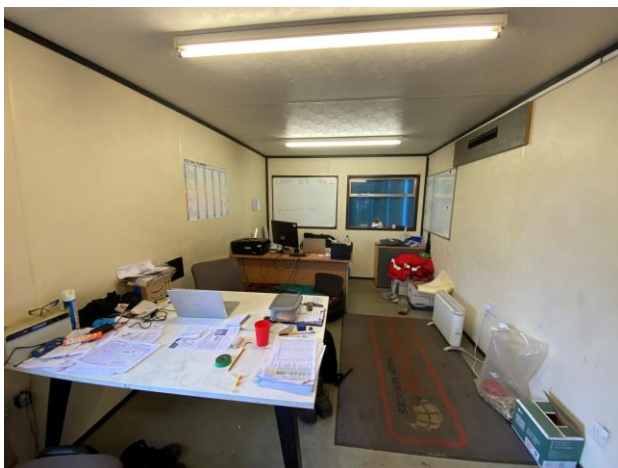


Detached Workshop with yard



Description

WORKSHOP, TILLYCORTHIE, UDNY, ELLON,
AB41 6SD



The subjects comprise of a detached workshop unit of steel portal frame construction with blockwork wall externally harled under a pitched roof.

Access to the unit is via a pedestrian door or a roller shutter door which measures approx. 4.4M wide by 3.89M high. The eaves height within the unit is approx. 2.68M.

The flooring is concrete with the walls and ceilings being to the inside face of the blockwork and cladding. Artificial lighting is provided via a number of fluorescent strip fitments with natural light being via a number of translucent roof panels.

A lean-to store has been added to the workshop and is lined externally in profile metal sheeting with the walls and ceilings being lined in plasterboard with a concrete.

In addition to the main workshop building is a toilet block and portacabin office with the latter also containing a kitchen area.

Externally, the unit benefits from a hardcore yard.



Accommodation:

| | m ² | ft ² |
|-------------------|----------------|-----------------|
| Workshop | 420.80 | 4,530 |
| Portacabin Office | 27.62 | 297 |

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).

Yard

The subjects benefit from a 1,900 sqm (20,451 sqft) hardcore yard which has been measured using online mapping software.

Rental

£24,000 per annum. As is standard practice, this will be payable quarterly in advance.

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.

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £6,800.

100% rates relief via the small business bonus scheme may be available to qualifying tenants who should make their own enquires as to their eligibility.

Energy Performance Certificate

The EPC can be provided upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Get in Touch

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



James Morrison

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Shepherd Chartered Surveyors

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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.

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