

To Let / May Sell

High Quality Industrial Unit with Yard

Unit 2A, Kintore Business Park, Kintore, Aberdeenshire, AB51 0YQ

- ◆ Detached modern industrial unit
- ◆ 1,069.49 Sq.m (11,512 Sq.ft) approx.
- ◆ Established Business Park
- ◆ Secure yard
- ◆ Overhead crane



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4 Albert Street, Aberdeen AB25 1XQ

Unit 2A, Kintore Business Park, Kintore



Location

The subjects are located in Kintore Business Park, on the east side of the A96 Aberdeen to Inverness trunk road, 4 miles to the south of Inverurie and 1.1 miles north of Kintore. Inverurie is located approximately 16 miles north west of Aberdeen and is one of the main service and employment centres for the Garioch area.

Surrounding occupiers include Darcy Technologies Limited, Bristow Helicopters, MAN (UK) Limited, Osprey Engineering and Logan Oil Tools.



Description

The property comprises of a steel portal frame industrial building with two single storey office pods at either end. The workshop benefits from two roller shutter doors, an oil fired heating system with two blowers and an eaves height of 6.8m. There is a 5 tonne crane in situ.

The offices benefit from Cat 2 lighting, underfloor heating and perimeter trunking for data/power.

There is a good sized yard with the majority surfaced in concrete and the area to the west surfaced with hardcore.

Floor Areas

We calculate the approximate gross internal floor areas of the premises to be as follows:

Description	Sq.m	Sq.ft
Workshop	885.73 sq. m.	9,534 sq. ft.
Offices	141.30 sq. m.	1,521 sq.ft.
Mezzanine	42.46 sq. m.	457 sq.ft.
Total	1,069.49 sq.m	11,512 sq.ft
Hardcore Yard	555.74 sq.m.	5,985 sq.ft
Concrete Yard	1,602.58 sq.m.	17,248 sq.ft

The above areas have been calculated in accordance with the RICS Code and Measuring Practice (Sixth Edition).

Lease Terms/Proposal

The property is available to let immediately on a new Full Repairing and Insuring lease for a period to be agreed. Any medium to long term lease will be subject to periodic upwards only rent reviews.

Rateable Value

The subjects are currently entered into the Valuation Roll as follows:-
Rateable Value £64,000

Rent

£125,000 per annum exclusive of VAT payable quarterly in advance.

Offers

Our client may consider offers for their heritable interest in the property.

Energy Performance Certificate

The property has an EPC rating of E. Full documentation is available upon request.

VAT

All rents quoted in the schedule are exclusive of VAT.

Entry

By arrangement, following conclusion of legal formalities.

Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The tenant will be responsible for the payment of any LBT and Registration Dues if applicable.

Viewing and Offers

By prior arrangement with the joint letting/selling agents, to whom all formal offers should be submitted in Scottish legal form:

Knight Frank

Claire Herriot 01224 415950
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Chris Ion 01224 415969
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CBRE

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Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. March 2015
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- VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only. January 2016.

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