



TO LET

WORKSHOP WITH PARKING AND YARD

Burnside Wood, Turriff, Aberdeenshire, AB53 5PP

Gross Internal Area 327.16 sq m (3,521 sq ft)

Secure Yard 0.18ha (0.44 acres)

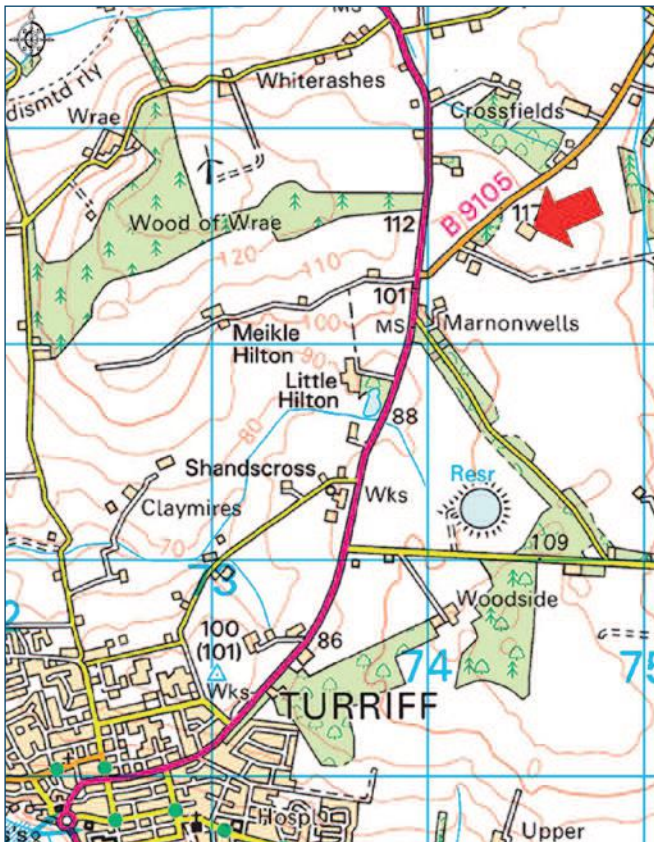
5 tonne crane

Offers over £16,000 per annum

LOCATION

The subjects are located in a rural setting approximately 2 miles north of Turriff and around 27 miles north of Aberdeen. Turriff has a population of around 4,500. The property is accessed from the A947 Turriff – Banff trunk road.

The exact location of the property is shown on the undernoted plan:



DESCRIPTION

The property comprises a semi-detached workshop of steel portal frame construction with concrete block walls to dado height. The roof is clad with profile sheeting. The workshop is accessed via an electric roller shutter door. The workshop has a 5 tonne travelling gantry crane and an eaves height of 6.8 metres.



Office and staff accommodation is contained within a single storey rendered blockwork extension with profile clad roof.

A shared tarmac car park with space for around 26 vehicles adjoins the office block and the remainder of the site comprises a mixture of hardcore and concrete areas. The yard has a wash bay facility and is flood lit.

ACCOMMODATION / FLOOR AREAS

The property provides the following accommodation and floor areas, measured on a gross internal basis in accordance with the RICS Code of Measuring Practice

Workshop 1	268.81 sq m (2,893 sq ft)
Offices, Kitchenette, staff toilets	58.35 sq m (628 sq ft)
Total Floor Area:	327.16 sq m (3,521 sq ft)

Yard & Car Parking 0.18 ha (0.44 acres)

SERVICES

The property is served with a mains supply of electricity (three phase). Heating is by way of an oil fired boiler

RENT

Offers over £16,000 per annum

RATING ASSESSMENT

The subjects form part of a larger entity which will require to be re-assessed on occupation. An estimate is available from the letting agent.

The Uniform Business Rate in Scotland for the year 2018/2019 is 48p. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

Full documentation is available upon request.

ENTRY

Available from March 2019

VAT

All rents quoted in this schedule are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs. The tenant will be responsible for the payment of LBTT and registration dues.

OFFERS / VIEWING

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

DM Hall LLP
259 Union Street
Aberdeen
AB11 6BR

Tel: 01224 594172
E-mail: kevin.jackson@dmhall.co.uk
lisa.cowie@dmhall.co.uk

Ref: ACA1577

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