

To Let



Secure industrial site with large yard and 10 tonne crane in situ

Unit 3, North Meadows, Oldmeldrum, Aberdeenshire, AB51 0GQ

Location

The subject property is located on the outskirts of the popular market town of Oldmeldrum, located within North Meadows Industrial Estate just off Station Road.

Oldmeldrum is located 5 miles north-east of Inverurie and approximately 18 miles north-west of Aberdeen. The property is located within the Formartine area of Aberdeenshire and is in close proximity to the Oldmeldrum bypass, as well as the B9170 leading to Inverurie hereby providing good access to the A96.



Description

The property comprises a detached industrial unit with ancillary office accommodation and welfare facilities on the ground floor, as well as a mezzanine area on the first floor level. Externally, the advantages of this property include a large secure concrete yard with separate access, in addition to a dedicated parking area to the front.

The building is of steel portal frame construction off a painted concrete floor, with concrete dado walls and profile metal cladding above under a pitched roof.

The workshop benefits from an eaves height of approximately 7.70m, there is also a 10 tonne crane in situ, with a floor to underside of crane height measuring 6.59m. Vehicle access is provided by two electrically operated roller shutter doors, on two elevations. Lighting to the warehouse is via high bay LED lighting and heating is provided by an oil warm air blower.

The offices are located to the front of the unit, along with the reception and welfare facilities, including a shower, locker-room and canteen area. There is a mezzanine area accessed via the warehouse.

The offices benefit from ceiling mounted lighting, carpet tile flooring and painted plasterboard walls. Heating is provided by a mixture of electric panel heaters and air-conditioning. Perimeter trunking is also provided.

Accommodation

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

Description	Sq.m	Sq.ft
Warehouse	555.35	5,978
Ground Floor Office/Welfare Area	118.13	1,272
Mezzanine	109.96	1,184
Total	783.44	8,434
Concrete Yard	3,015.26	32,456

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

Lease Terms

The subjects are available as a whole on the basis of a new full repairing and insuring lease. The quoting rent is £94,000 per annum.

Rateable Value

Rateable value is tied into a larger property, as such the rateable value will need to be reassessed in the future.

Energy Performance Certificate

The property requires to be reassessed upon conclusion of refurbishment works. A copy of the certificate can be made available upon request, once completed.

Entry

Date of entry to be agreed upon conclusion of legal missives. Earliest entry will be October 2023.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax and registrations dues, as applicable.

VAT

All prices quoted in the schedule are exclusive of VAT.

Contact

For further information, or to arrange a viewing, please contact Knight Frank:



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Particulars dated August 2023. Photographs dated April 2023

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