

TO LET



**Kirkwood Commercial Park, Inverurie, Aberdeenshire,
AB51 5NR**

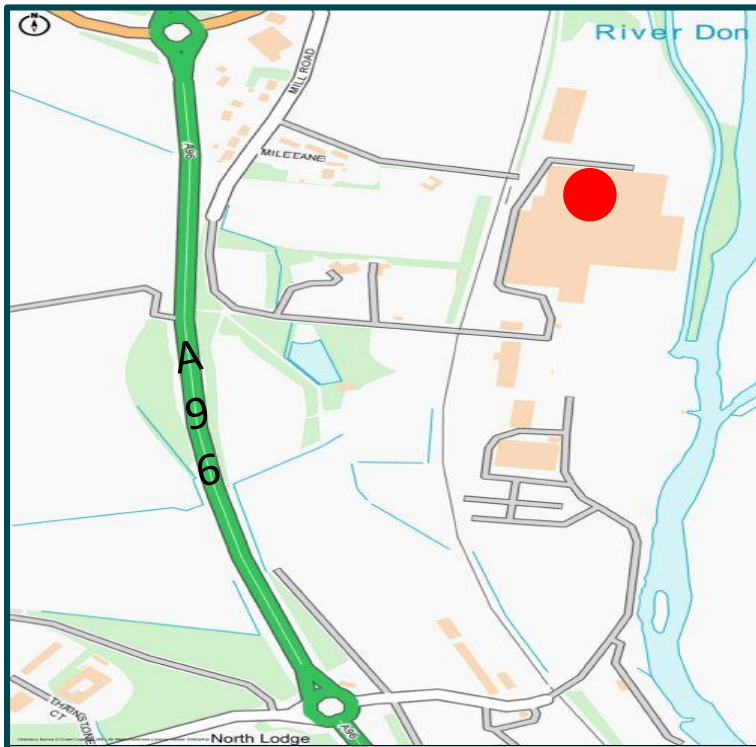


Location

Kirkwood Commercial Park is located to the south of Inverurie and is accessed directly from the A96 Aberdeen to Inverness road. The site is approximately 15 miles north-west of Aberdeen and only 10 miles north-west of Dyce, one of Aberdeen's main industrial areas.

The Aberdeen Western Peripheral Route (AWPR) benefits from two junctions within Dyce and is located only 10 miles from Kirkwood Commercial Park. The AWPR has significantly improved connectivity and travel times round Aberdeen and to the South towards Dundee and the central belt.

Inverurie is located only 2.5 miles north of the site and is one of the main service and employment centres for the Garioch area and has a population of c.14,000 people. Surrounding industrial areas include Thainstone Business Park and Kintore Business Park.



The Site

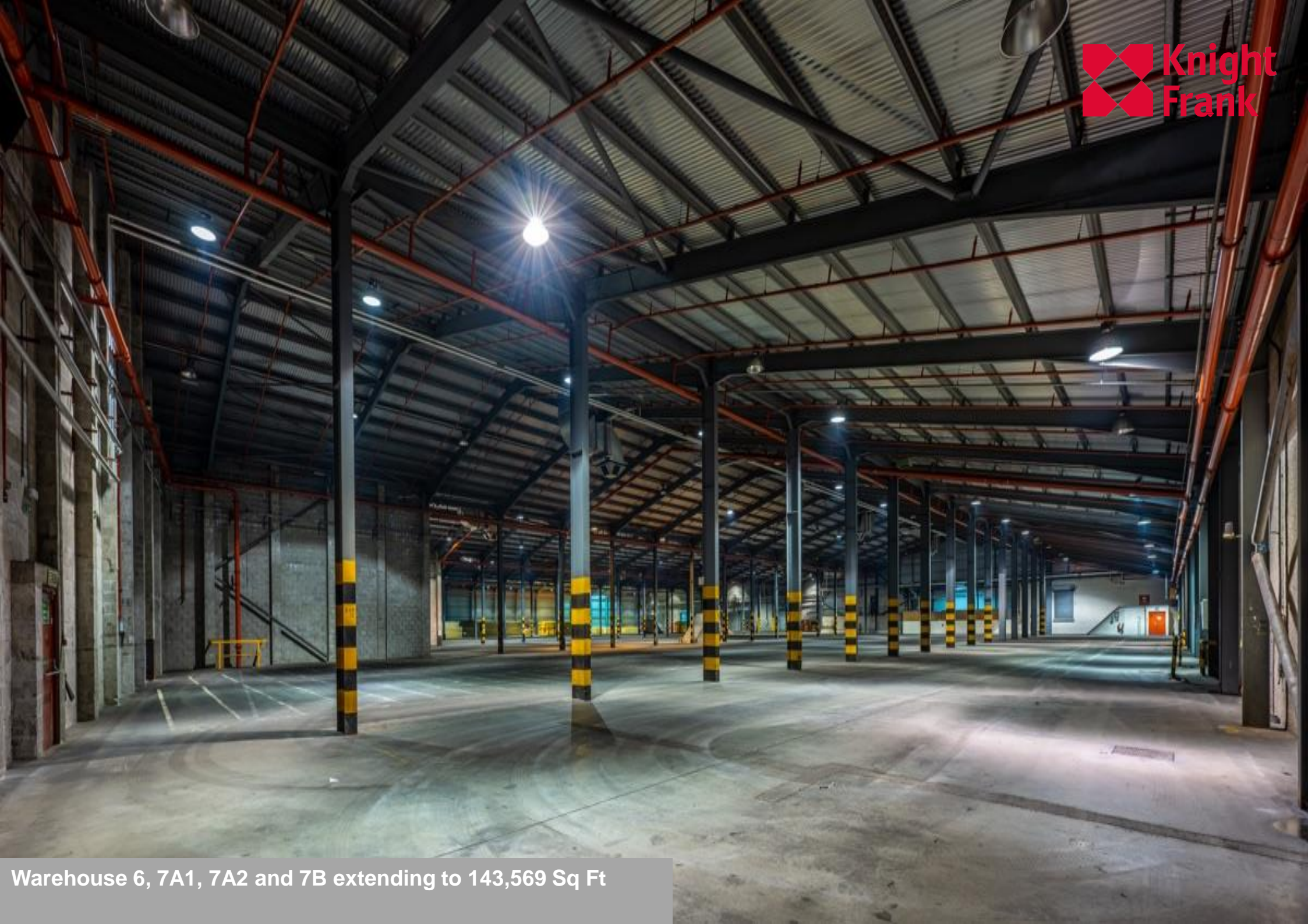
Kirkwood Commercial Park provides a variety of industrial options with supplementary office accommodation also located on site. The site is well located with direct access from the A96 making it a popular location for occupiers, with Elliot Group, HCS and Metron already on site.

As of July 2021 planning permission has been granted for a new world-class energy recovery facility to be built on site. Once complete, the new facility, will be capable of generating up to 35MW of electricity to be exported to the national grid, and up to 80MW of heat, which would be provided via a district heating network to the local area under future development plans.

Kirkwood Commercial Park is in discussion with Agile Energy to secure heavily discounted carbon-neutral electricity and heat in the form of steam or hot water that will significantly enhance Kirkwood tenants' competitiveness.

More information on the project can be found at:
<https://agileenergy.net/inverurie/>





Warehouse 6, 7A1, 7A2 and 7B extending to 143,569 Sq Ft

Descriptions

Warehouses 6, 7A1, 7A2 and 7B

The warehouse combines a number of interconnected units to provide predominantly open plan accommodation, providing open plan warehouse accommodation with a number of electric roller shutter doors providing vehicular access.

The warehouse is of steel portal frame construction, off a concrete floor with blockwork walls and profile metal cladding. Lighting is provided via high bay halogen lights. There is also a small office and staff welfare provision within the unit.

Warehouse 8

Warehouse 8 is of steel portal frame construction, off a concrete floor with blockwork walls and profile metal cladding above. The unit benefits from six electric roller shutter doors providing access to and from the secure concrete yard. Lighting is provided via a mixture of translucent roof panels and high bay halogen lights.

The unit also benefits from a wash bay area within the unit on the northern end.

Office Suites

Kirkwood Commercial Park also benefits from an office building providing a mixture in sizes of office suites. The office suites present well and provide both open plan and cellular office accommodation.

Flexible terms can be offered on the office suites and can form part of a larger letting with one of the industrial buildings or can be let individually.

Accommodation

We calculate the approximate gross internal floor area of the premises as follows:-

Unit	Sq M	Sq Ft
Warehouse 6	6,274.02	67,533
Warehouse 7A1	2,798.42	30,122
Warehouse 7A2	2,453.19	26,406
Warehouse 7B	1,810.49	19,488
Total	13,337.99	143,569
Warehouse 8	1,623.10	17,471
Warehouse 8 Yard	2,493.79	26,843
Total (excluding yard)	1,623.10	17,471
Office Suite 1	314.29	3,383
Office Suite 2	324.88	3,497
Total	639.17	6,880



Lease Terms

The subjects are available as a whole on the basis of a new full repairing and insuring lease. Any medium / long term lease will provide for periodic rent reviews. The properties can be let individually or in combination.

Rent

Rent is on application, dependent on property requirement and how much space is required.

Service Charge

The tenant will be responsible for the payment of a Service Charge in relation to the maintenance, upkeep and repair of the common areas of the estate. Further details are available on request.

Rateable Value

The property will require to be re-assessed in due course as the property currently forms part of a larger entry.

Estimations can be provided to seriously interested parties.

Energy Performance Certificate

Full EPC documentation is available on request. EPC Ratings are as follows;

Office Suites: F

Units 6, 7A1, 7A2 and 7B: C

Unit 8: E

Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

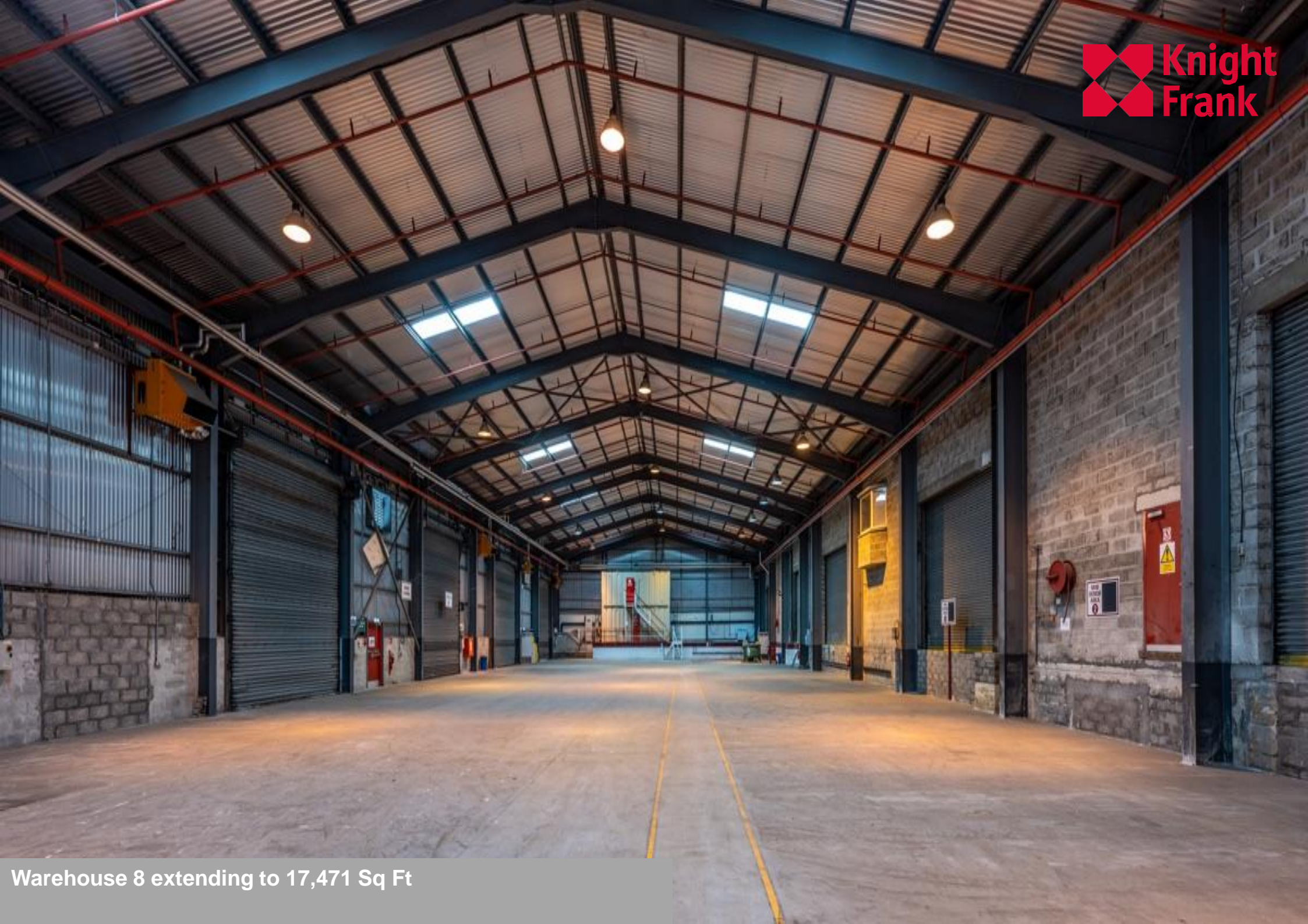
VAT

All prices quoted in the schedule are exclusive of VAT.

Entry

Immediately, following the conclusion of legal formalities.





Warehouse 8 extending to 17,471 Sq Ft

Contact

For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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Particulars dated September 2021. Photographs dated August 2021.

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