

## Warehouse, Office and Yard Facility



**AVAILABLE TO BUY OR LEASE**

# 1 Harlaw Road

Inverurie AB51 4TE

## Key points

- **3.35-acre facility on a prominent corner position on Harlaw Road, Inverurie.**
- **Warehouse extending to 32,685 sq ft with further office and mezzanine storage space.**
- **Large secure yard with two points of entry.**
- **The property benefits from solar panels, EV charging points, LED lighting and an environmental garden.**

## Accommodation

Approximate floor areas measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor	Sq m	Sq ft
Warehouse (inc. warehouse offices)	3,036.56	32,685
Office	936.18	10,077
Mezzanine	31.17	336
<b>Total</b>	<b>4,003.91</b>	<b>43,098</b>
Hardcore yard	701.43	7,550
Tar yard	573.6	6,174
Concrete yard	2,854.06	30,721

The above yard areas are based on usable space and do not include the environmental garden, landscaped areas or circulation space.

## Location

The subject property is located on Harlaw Road and occupies a prominent corner site approximately 1 mile northwest of Inverurie town centre. The property is also only approximately 1.2 miles from the Blackhall Roundabout on the A96. The area is characterised by a mix of uses, including industrial, leisure, recreational facilities and residential. Occupiers in close proximity include Donald Russell, Howdens and Travis Perkins.



Internal - Warehouse

## Description

1 Harlaw Road comprises a detached warehouse, office and yard facility. The warehouse is currently divided to form workshop, assembly, welding and maintenance areas. Warehouse heating is provided by gas powered AmbiRad heaters. There are two external electric roller doors and the property benefits from three-phase power.

## Description (cont.)

The warehouse has separate offices, WCs and changing room facilities. The floor is painted concrete. There is a storage mezzanine accessed via a fixed metal staircase to the rear of the warehouse. The eaves height is approximately 4.25 metres, and the apex height is approximately 6.10 metres.

There is a test well in situ which is serviced by a 5-tonne crane. There are further cranes within the warehouse ranging from 0.5 tonnes to 2 tonnes.

The two-storey offices are located to the front of the property and provide both open plan and cellular workspace. There are also meeting and board rooms as well as staff kitchen / breakout area and WCs with further accessible toilets. Walls are painted plasterboard and there is a combination of painted plasterboard and suspended ceilings with integral lighting and comfort cooling. Lighting is generally provided by PIR LED fitments. Heating is provided by wall mounted radiators by a gas central heating system. The flooring is predominantly carpet tiles and there is a combination of perimeter trunking and wall sockets.

The yard is surfaced in a combination of hardcore, tar and concrete and there is an interceptor in situ. The property is bounded by palisade fencing and there is a newly installed barrier entry system in place.

There are approximately 50 car parking spaces and 2 EV chargers to the front of the property. There is also an environmental garden and solar panels.

## Rent / Price

£275,000 per annum / £2,000,000.

## EPC

The property has a current EPC rating of B(22).

## Rateable Value

The subjects have a Rateable Value of £225,000.

## Tenure

Heritable interest (Scottish equivalent to English Freehold).

## VAT

Any monies quoted are exclusive of VAT, which may be payable.

## Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any LBTT and Registration Dues.



Internal – Warehouse

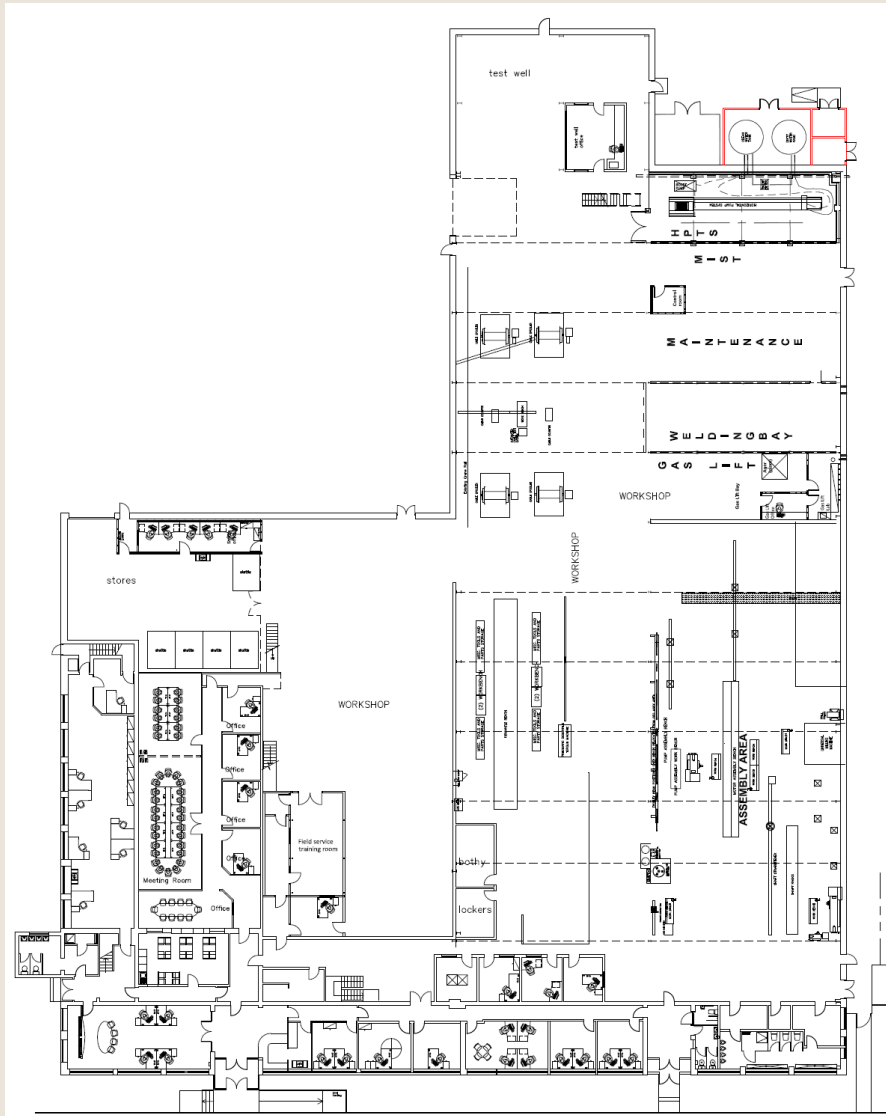


Internal – Boardroom

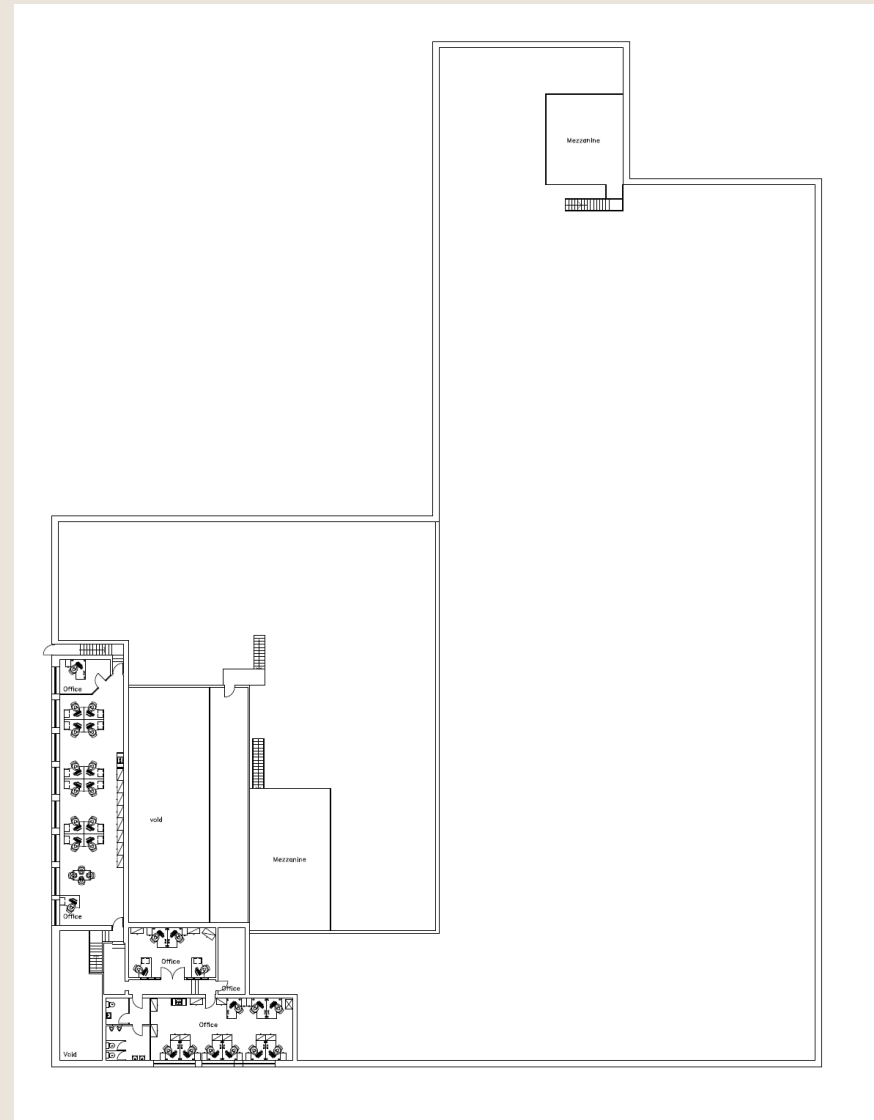


External – Concrete yard

# Floor Plans



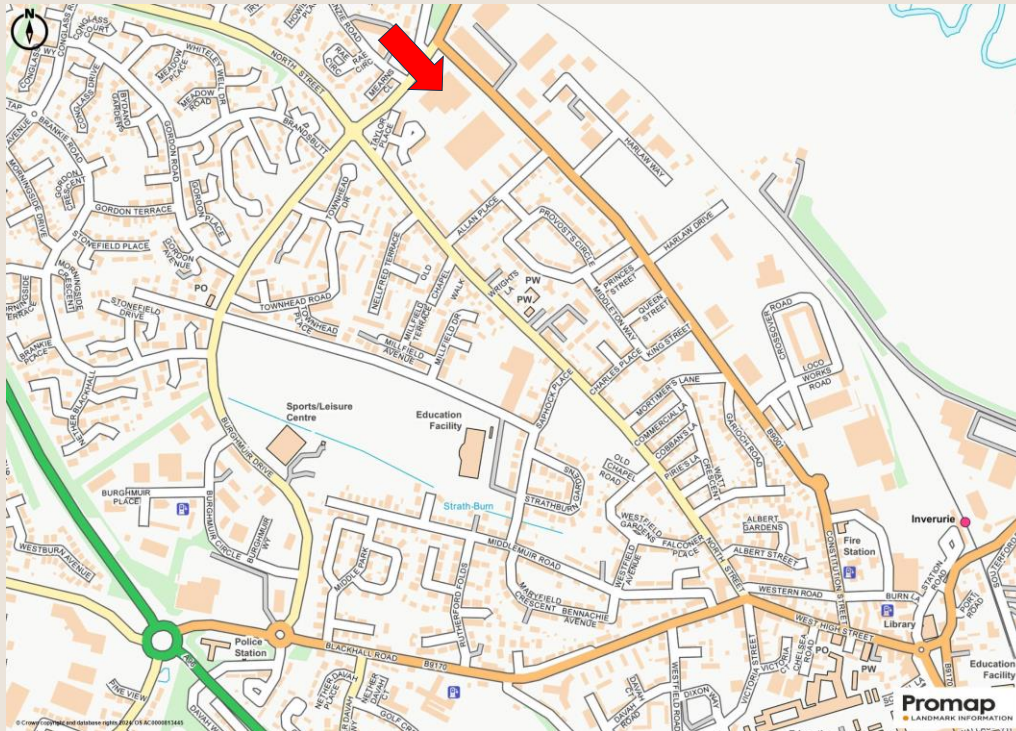
Ground floor plan



First floor plan

# Location Plans

The location and site boundary is indicated below:



Location plan



OS plan with site boundary

# Key contacts

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



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External – Rear of property



Internal – Test well

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Particulars dated 29 July 2024. Photographs dated 24 May 2024.