



KINNELL MILL, FRIOCKHEIM, DD11 4UL

- HARDSTANDING EXTERNAL STORAGE
- STRONG ROAD LINKS TO MONTROSE PORT
- TWO WAREHOUSE UNITS FROM CIRCA 22,000 SQ.FT
- TOTAL SITE SIZE 13 ACRES OR THEREBY

LOCATION

The site itself is situated 22 miles North East of Dundee and 10 miles to the South West of Montrose. The site is strategically located in close proximity to the A92 dual carriageway providing strong road links between Dundee and Montrose. The nearby A934 road connects the site to the Montrose Port, a major East Coast port serving the North Sea energy industry. The thriving Montrose port is trusted by the industry leaders in energy, transport and logistics.

DESCRIPTION

The subjects comprise the runway of the former Kinnell Airfield. The former runway consists of 13 acres of hardstanding concrete surfaced yard suitable for external storage.

Additionally, two steel portal frame warehouse units each measuring 2,070 SQ.M (22,281 SQ.FT) provide basic internal storage. The site and associated buildings are available as whole or in part.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Gross Internal Areas:



Description	SQ.M	SQ.FT
Warehouse Accommodation - up to:	4,140	44,562
Site Total		13 Acres

TERMS

The subjects are available To Let as a whole or in part. Further information is available from the Sole Agents.

EPC

Available on request.

RATEABLE VALUE

The subjects require to be assessed upon occupation.

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



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Surveyor
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IMPORTANT NOTICE

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6. Date of Publication: May 2022