

TO LET



Offices with Adjoining Workshop

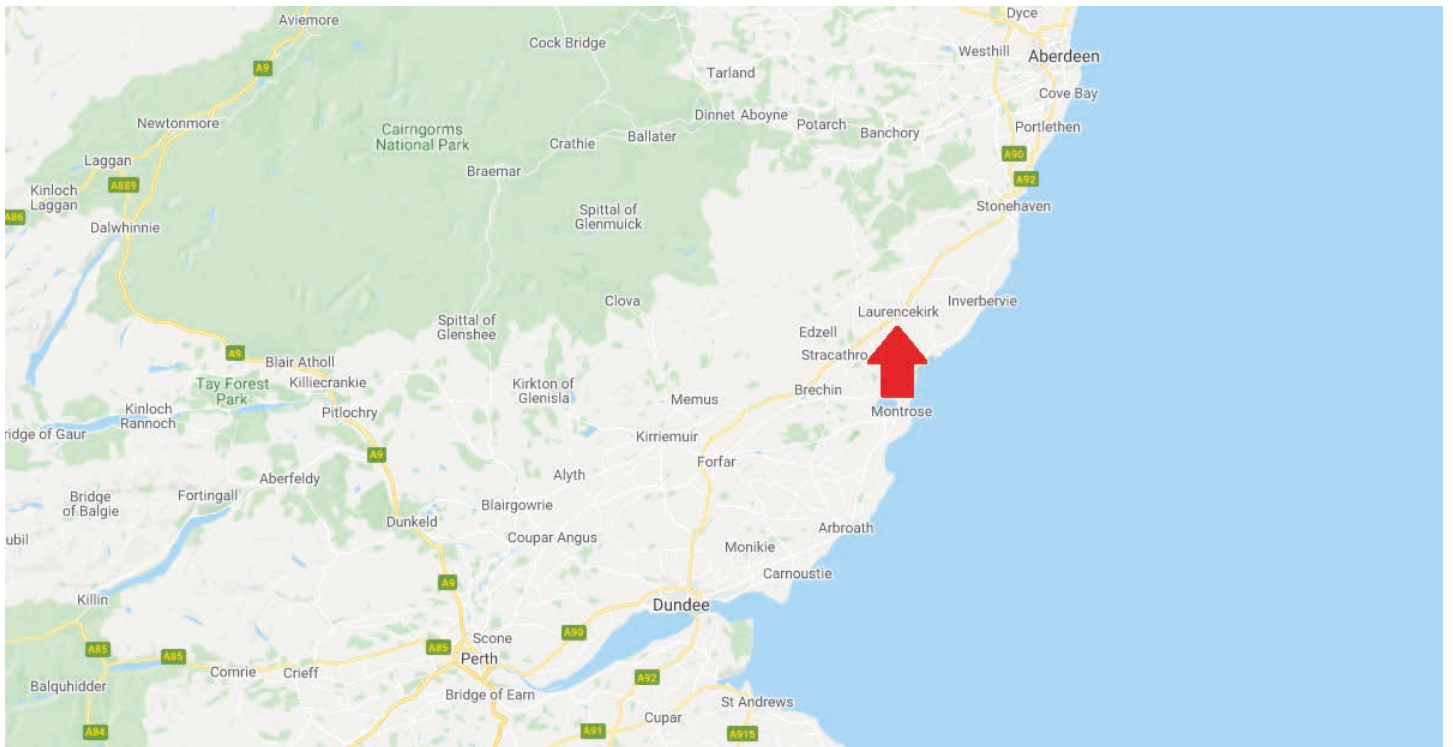
Laurencekirk, Drumnagair Sawmill,
South Barns, AB30 1UP

NIA: 343.56 sq m (3,697 sq ft)

- Available Immediately
- Short Term Flexible Leases Available
- Easy access Aberdeen or Dundee
- Additional Yard space available
- Can be sub-divided
- Rent: On Application

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LOCATION

The property is located in a highly accessible and prominent location adjacent to the A90 Aberdeen to Dundee trunk road approximately 3 miles south of Laurencekirk. Aberdeen is located approximately 33 miles to the north and Dundee approximately 34 miles to the south.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a modular office building which has been upgraded to include suspended tile ceiling, plasterboard lined walls and part laminate, part wood covered flooring. The building comprises a reception area, 4 open plan office areas, a board room, kitchen and 2 wcs. Adjacent to the office is a workshop with concrete floor and mono pitched insulated profile sheet roof and roller shutter access.

Externally is a yard area and ample car parking. Additional yard space is available within the main facility if required.

The site forms part of a wider facility which is surrounded by a security fence, CCTV and lighting. Craneage is available on site by separate negotiation. An adjacent large, secure, hardcore storage yard of up to 5 acres is available. Further information is available from the letting agent.

The site is currently let out to a number of occupiers for storage, distribution and engineering works to a variety of different scales.

FLOOR AREAS

The following Net Internal Floor area has been calculated in accordance with the RICS Code of Measuring Practice (6th edition)

Workshop	140.28 sq m	(1,509 sq ft)
Offices	203.28 sq m	(2,188 sq ft)
Total	343.56 sq m	(3,697 sq ft)

RENT

On Application

SERVICES

The building is served with mains water and a 3 phase electricity supply.

PROPOSAL

Whilst our client would prefer longer term leases they will give consideration to short term leases and licence agreements.

RATING ASSESSMENT

The premises falls within a larger facility and the rates are to be re-assessed on occupation.

SERVICE CHARGE

A service charge will be payable to cover the costs of the common parts of the development.

EPC

The property has an EPC rating of TBC.

Full documentation is available on request.

VAT

Any rent quoted is exclusive of Value Added Tax which may be applicable.

ENTRY

On conclusion of all legalities

LEGAL COSTS

Each party will bear their own legal costs arising from the transaction. The incoming tenant will be responsible for any applicable LBTT and registration dues.

OFFERS / VIEWING

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

Contact

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 Jackson Chartered Surveyors
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