

TO LET



Secure Hardcore Storage Yards

Laurencekirk, Drumnagair Sawmill,
South Barns, AB30 1UP

Compound 1: 545 sq m (5,866 sq ft)
Compound 2: 897 sq m (9,655 sq ft)

- Available Immediately
- Short Term Flexible Leases Available
- Easy access to Aberdeen or Dundee
- Services installed to compound
- Portacabin available by separate negotiation
- Rent on Application

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LOCATION

The compounds are 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 two hardcore storage yards which are surrounded by a security fence. Both yards have independent means of access. The yards form part of a wider facility which is surrounded by a security fence, CCTV and lighting. Craneage is available on site by separate negotiation. A number of industrial buildings are also available if required and further information on these 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.

YARD AREAS

Compound 1	545 sq m [5,866 sq ft]
Compound 2	897 sq m [9,655 sq ft]

RENT

On application

SERVICES

The compounds are served with water, 3 phase electricity and drainage.

PROPOSAL

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

Our client will give consideration to the completion of additional site surfacing, development and fencing works to meet the requirements of individual tenants. Portacabin facilities can also be provided if required. Further information is available from the letting agent.

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 cost of the common parts of the development.

VAT

Any rent quoted is exclusive of Value Added Tax.

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

Kevin Jackson
 Jackson Chartered Surveyors
 Tel: 01224 900029
 Mobile: 07834 521600
 Email: kevin@jacksonsurveyors.co.uk

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12b Carden Place, Aberdeen, AB10 1UR
 Vikinglea, Arbroath, DD11 2QR

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