

**VIDEO
TOUR**
>>

SUBSTANTIAL INDUSTRIAL FACILITY

- > GROSS INTERNAL AREA :
4,165.46 SQM (44,837 SQFT)
- > COVERED STORAGE :
738.40 SQM (7,948 SQFT)
- > YARD : 3,712 SQM (39,956 SQFT)
- > RENTAL : £250,000 PA
- > ADDITIONAL WORKSHOP OF
1777.86 SQM (19,137 SQFT) ALSO
AVAILABLE IF REQUIRED

TO LET

BUILDING 3A, TUMULUS WAY, MIDMILL INDUSTRIAL ESTATE, KINTORE, AB51 0TG

CONTACT: James Morrison, james.morrison@shepherd.co.uk, 01224 202800 www.shepherd.co.uk

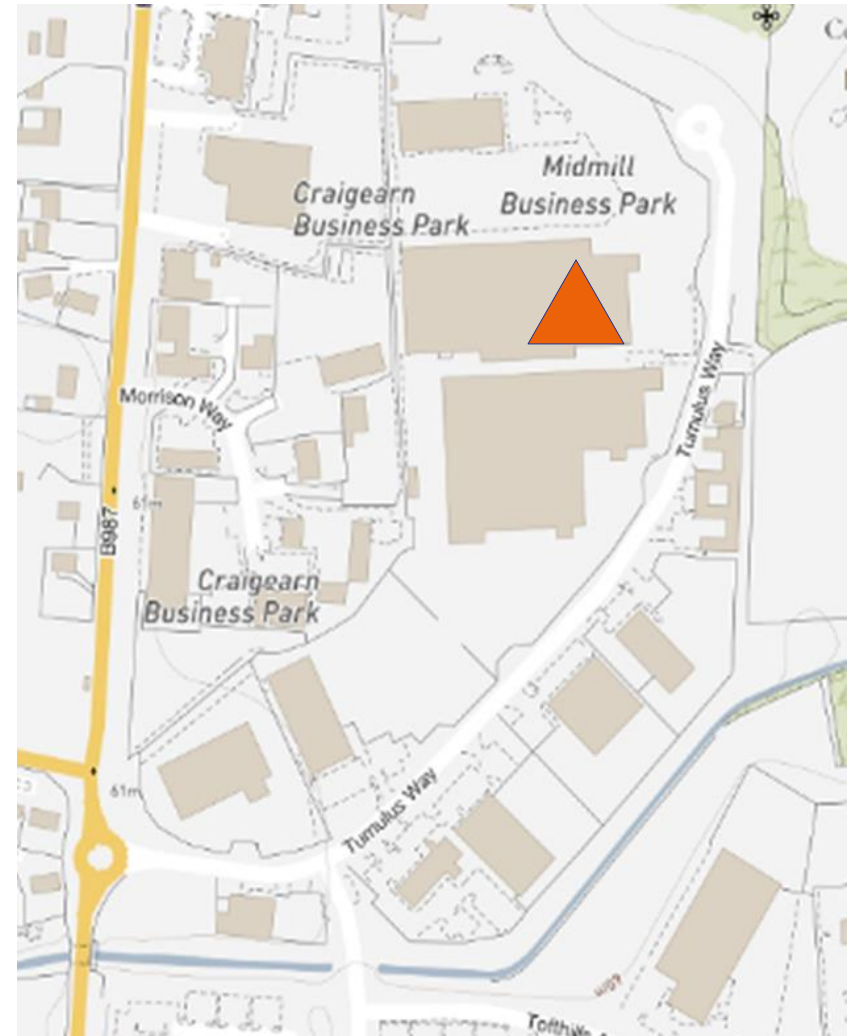


LOCATION

The subjects are located within the popular commuter town of Kintore which is situated approximately 14 miles northwest of Aberdeen City Centre and 4 miles southeast of Inverurie.

The town is bypassed by the A96 Aberdeen to Inverness road which lies to the west of the town with the A96 having an intersection that provides direct access to the Aberdeen Western Peripheral Route and as such provides rapid access to the UK motorway network.

More specifically the subjects are located at the West side of Tumulus Way which is accessed via the B987 just a short distance from the A96 Broomhill Roundabout.



DESCRIPTION

The subjects comprise of a substantial detached industrial unit with associated offices, car parking and yard.

The workshop building is of a steel portal frame construction with a pitched roof over incorporating translucent roof panels. The concrete floor is 200mm with the walls and ceilings being to the inside face of the cladding. Each bay within the workshop benefits from 2 x 10T cranes which can provide a lift capacity of 20T albeit we have been advised the building has been constructed to be capable of handling greater loads.

To the east elevation are 2 covered storage areas, one of which provides immediate access into the workshop building.

There are 3 vehicular access doors to the property at the east elevation along with a further at the south elevation towards the end of the building.

The office and staff welfare areas are situated within a single storey building attached to the workshop and are of a steel portal frame construction with a mono-pitched clad roof over with the walls being blockwork rendered externally. Internally, the space is laid out to provide changing areas, toilets, canteen and offices.

Within the offices, the walls and ceilings are painted plasterboard with artificial lighting being provided by way of CAT 2 fitments. HVAC can be found within the cellular private offices.

The unit also benefits from a yard laid in a mix of hardcore and concrete to the north of the building and car parking to the east.



ACCOMMODATION

The below mentioned floor areas are calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Accommodation	SQM	SQFT
Main workshop	3809.58	41,006
Stores	99.95	1,076
Office	255.93	2,755
Total	4,165.46	44.837

In addition to the above, there is also 2 covered storage areas and yard which provide the following accommodation:

Accommodation	SQM	SQFT
Covered Storage	738.40	7,948
Yard	3,712	39,956

RENTAL

A rental of £250,000 pa is sought. As is standard practice this will be payable quarterly in advance.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll as part of a large entry and will require to be re-assessed upon application.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC rating of

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the purchaser being responsible for any LBTT, registration dues etc.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
James Morrison, james.morrison@shepherd.co.uk, 01224 202800 www.shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: FEBRUARY 2023**