

INDUSTRIAL ACCOMMODATION

- > GROSS INTERNAL AREA –
1500.84SQM (16,155SQFT)
- > RENTAL - £35,000PA
- > 6 MILES WEST OF PETERHEAD

TO LET

FORMER GORDON SAWMILLS, BRIDGEND, LONGSIDE AB42 4XE

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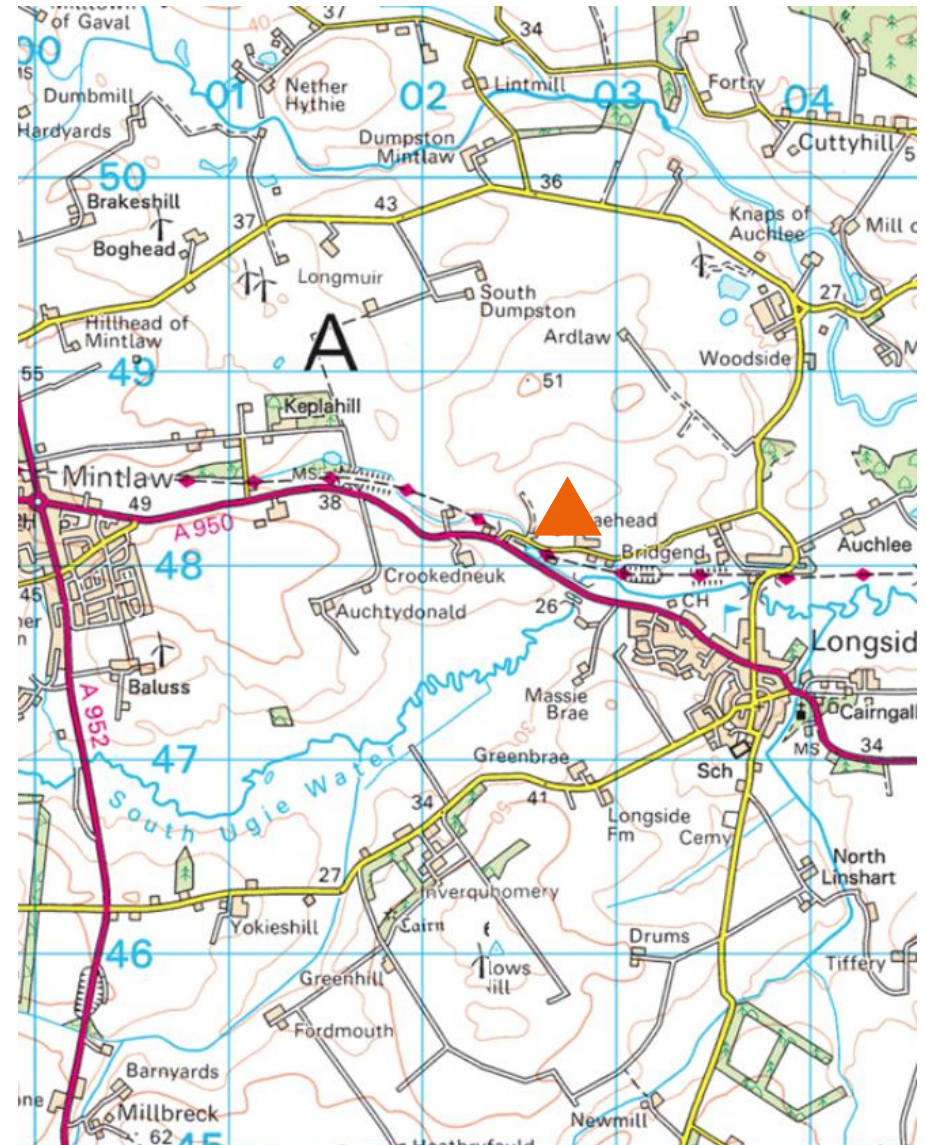
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LOCATION

The subjects are situated a short distance to the west of the village of Longside, which itself lies approximately six miles west of rural in nature Peterhead on the A950 roadway within North East Aberdeenshire. The A950 links Peterhead and Mintlaw with the site being to the north of the road.

Surrounding the property is predominantly rural in nature with a mixture of agricultural land and standalone residential dwellings.



DESCRIPTION

The subjects comprise a number of industrial units with the site previously operating as a sawmill. The buildings on site comprise a series of traditional industrial/workshop units with ancillary hardcore yard area. Access to the site is via an unmade access lane of hardcore finish.

Unit 1 comprises a timber framed building, which has been re-clad with profile metal sheeting, the internal walls of which are predominantly lined in timber. The roof over is pitched and clad with corrugated cement sheeting and translucent lights set therein. The unit benefits from a concrete slab floor and access is via a sliding vehicular door within the side elevation. Artificial light is via halogen light fittings. The unit benefits internally from timber framed store areas of compressed chip board.

Unit 1A comprises a unit adjacent to Unit 1, which is of timber framed construction, externally timber clad, with concrete slab floor and a profile metal sheeted roof over. Access is via a timber sliding doorway with natural light via timber double glazed windows.

Unit 2 comprises a steel framed unit with single skin corrugated cement panelling and roofing. Access is via a corrugated vehicular sliding doorway within the front elevation. This unit also has a small lean to of timber construction to the front with flat roof over of mineral felt covering.

Unit 3 comprises a steel portal frame workshop with concrete slab flooring, single skin profile metal panelling with a profile metal sheet roof over.

A small office is also provided, which is of timber frame construction on a concrete and block work base, timber clad with a profile metal sheet roof over. Natural daylight is provided by uPVC double glazed windows and the internal finish is timber cladding to the walls. A WC, staff kitchen and office are provided.



ACCOMMODATION

The property has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice Sixth Edition.

ACCOMMODATION	m ²	ft ²
Unit 1	277.41	2,986
Unit 1A	49.61	534
Unit 2	360.00	3,875
Unit 3	758.45	8,164
Office	29.91	322
Office/store	25.46	274
TOTAL	1,500.84	16,155

VAT

All prices, rents, figures etc are quoted exclusive of VAT

RENTAL

A rental of £35,000pa is sought.

As is standard practice this will be payable quarterly in advance.

RATING

The subjects are entered in the Valuation Roll at a Rateable Value of £28,000.

An incoming occupier would have the opportunity to appeal the Rateable Value

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of G.

A copy of the EPC recommendation report can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant being responsible for their own



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202 800

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