

**VIDEO
TOUR**
>>

INDUSTRIAL UNIT WITH OFFICES AND YARD

- > AREA - 566.64 SQM
(6,099 SQFT)
- > YARD – 3,216 SQM
(34,617 SQFT)
- > CLOSE PROXIMITY TO A96
- > RENTAL - £70,000 PER
ANNUM

TO LET

BIRCHWOOD WORKS, KINELLAR, BLACKBURN, AB21 0SH

CONTACT: James Morrison, James.Morrison@shepherd.co.uk 01224 202836 www.shepherd.co.uk



LOCATION

The subjects are located a short distance from Blackburn and approx. 10 miles north west of Aberdeen city centre. The location is well connected to the national and local road networks by the A96 which is located close by while local amenities can be found within Blackburn itself.

The subjects are surrounded by a number of similar commercial and industrial uses and agricultural land as well as a number of residential dwellings which are in close proximity.

Commercial occupiers located in the nearby area include Ram Tubulars, Starbucks, Archer and Reservoir Group.

DESCRIPTION

The subjects comprise a detached workshop building with ancillary yard and portacabin offices.

The workshop is detached steel portal frame clad externally in harled blockwork at lower level and in insulated composite/profile metal cladding to the upper parts. The over is pitched and laid in profile metal cladding. Four electric roller shutter doors to the front elevation give access while there are also timber fire escape doors to both side elevations. The flooring is concrete with one area having a vehicle inspection pit within the floor. The walls and ceiling are open to the inside face of the external cladding. The small office enclosure is of timber frame clad in plasterboard/ply and internally is completed to a basic standard.

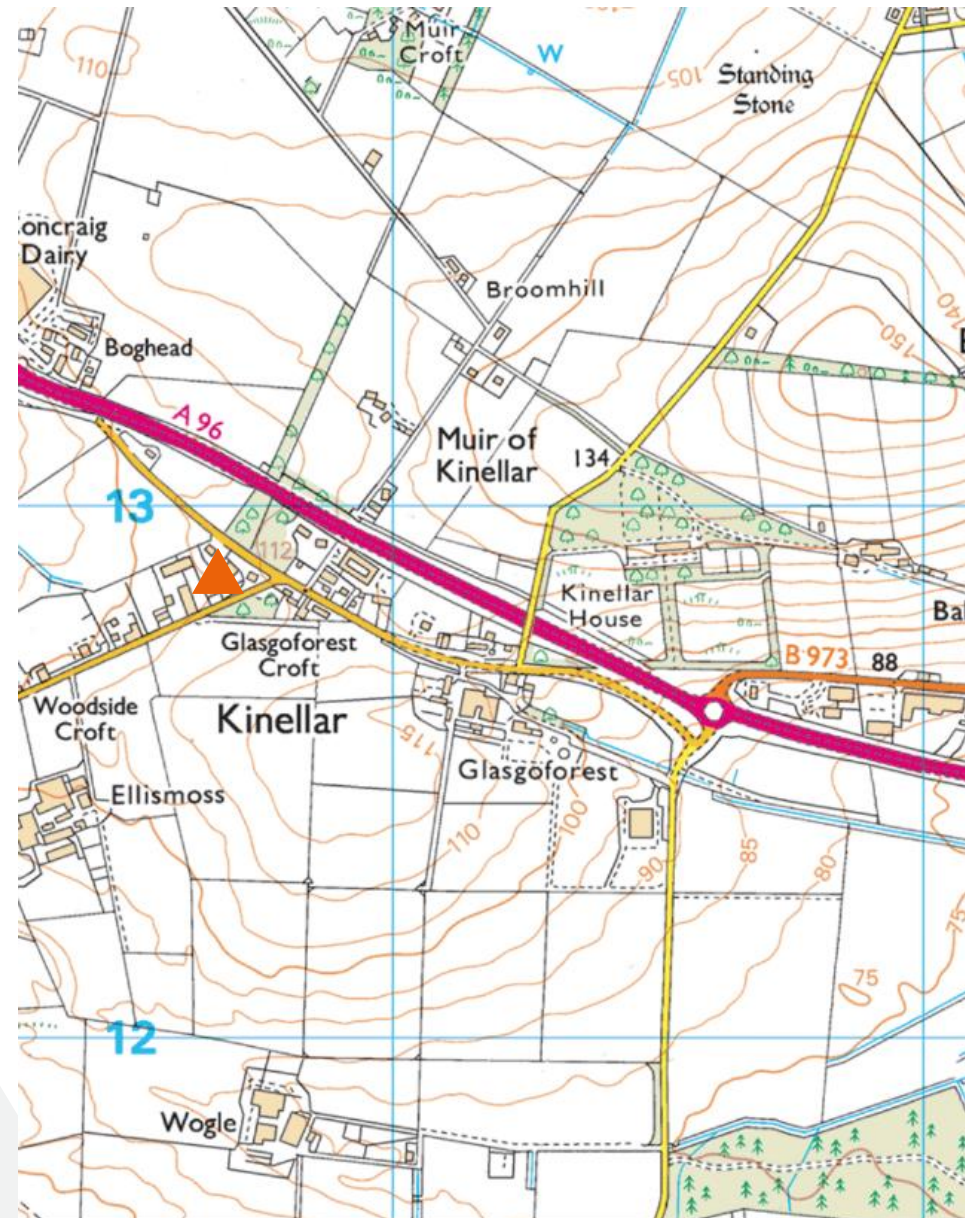
The office accommodation and staff facilities are located within a single storey portacabin located at the front of the site. Internally the flooring is carpet with the walls and ceilings being painted plasterboard. Air Conditioning has been installed in the main office area with heating being provided by electric wall mounted panels. Toilets and a kitchen can also be found within this area.

YARD

The yard has been laid in a mix of concrete, hardcore and tarmac. To the side of the industrial building is a wash bay with interceptor.

RENTAL

£70,000pa. As is standard practice, this is payable quarterly in advance.



ACCOMMODATION

	m ²	ft ²
Warehouse	431.39	4,643
Office	135.25	1,446
TOTAL	566.64	6,099

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS of Measuring Practice (6th edition).

The yard has been measured using online mapping software and has been calculated to be as follows:

	m ²	ft ²
Yard	3,216	34,617

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll as a single entry at a Rateable Value of £44,750. An incoming occupier would have the opportunity to appeal the Rateable Value.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current energy performance rating of 'TBC'. Further information and a recommendation report is available to seriously interested parties on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier 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, 01224 202836
James Morrison, James.Morrison@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. **PUBLICATION: JANUARY 2024**