FOR LEASE

UNITS 4 & 5, MOUNIE DRIVE
BARRA BUSINESS PARK, OLDMELDRUM, AB51 0GX

- High Spec Modern Industrial Unit
- Large Open Plan Offices
- Secure Yard: approx. 1.52 acres
- £160,000 per annum

To view the property or for further information please contact:-

Gervase Topp
01467 623800
Gervase.topp@anmgroup.co.uk

Aberdeen & Northern (Estates) Ltd
Land & Estate Agents,
Surveyors, Auctioneers
Thainstone,
Inverurie, AB51 5XZ

www.anmgroup.co.uk/estates
Location
The subjects are located at Barra Businesss Park on Mounie Drive, immediately off the Oldmeldrum by-pass. Follow the B9170 north from Inverurie for approximately 4 miles and at the roundabout turn left onto the Oldmeldrum bypass then turn first left onto Mounie Drive.

Oldmeldrum has a number of busy business parks and is centrally located with good access to the A96 at Inverurie as well as the industrial centres at Dyce and Bridge of Don.

Description
The subjects comprise of a newly built, modern industrial unit comprising workshop, offices and yard space.

Offices (214 sq. metres / 2313 sq. ft. or thereby)
Single storey offices located to the front of the industrial unit, consisting of reception / sales area, large open plan office, 5 individual offices, kitchenette, store and toilet facilities.

Industrial Unit (1,291 sq. metres / 13,892 sq. ft. or thereby)
Detached steel portal frame industrial unit with concrete floor, concrete block walls to dado height and harled externally, with insulated composite panels above. The roof is clad in insulated composite panels incorporating translucent roof lights. The unit benefits from two 6m high powered electric roller doors.

Yard
Externally there is a concrete apron to the rear of the unit and a fenced hardcore yard extending to approx. 1.52 acres.

Accommodation
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<tr>
<th></th>
<th>Offices</th>
<th>214 sq. metres</th>
<th>2313 sq. feet</th>
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<tbody>
<tr>
<td></td>
<td>Warehouse</td>
<td>1,291 sq. metres</td>
<td>13,892 sq. feet</td>
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<tr>
<td></td>
<td>Yard</td>
<td>6,153 sq. metres</td>
<td>1.52 acres</td>
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Rental
£160,000 per annum.

Please note the prices are exclusive of Value Added Tax and any Stamp Duty payable.

Lease Terms
The property is offered as a whole on a new Full Repairing and Insuring lease for a period of 10 years incorporating an upwards only review in year 5.

Services
Mains gas central heating, 3 phase power, mains water and sewerage, multiple telephone lines.

Rating
The site is newly constructed and has yet to be rated.

EPC
Energy Performance Certificate Rating: C

Entry
Entry will be available on conclusion of the legal formalities or earlier by agreement.

Viewing & Offers
The property may only be viewed by appointment. Interested parties should contact Gervase Topp on 01467 623800 for more information. All offers should be submitted to the letting agents.

The incoming tenant will be responsible for all Stamp Duty Land Tax and registrations dues incurred in preparation of the lease.

Date of Publication:
Amended July 2015

Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.