



INDUSTRIAL UNIT AT ARBUTHNOTT LAURENCEKIRK, ABERDEENSHIRE, AB30 1PA

- Modern steel portal framed insulated building with yard area
- GIA of 1,080m² (11,625ft²) or thereby
- In close proximity to the A90 and mainline railway
- Within close reach of the cities of Aberdeen & Dundee
- Flexible lease terms available

To view the property or for further information please contact:

Arbuthnott Estate Office
01561 320 417

OR

Aberdeen & Northern (Estates) Ltd
Thainstone Centre
Inverurie, AB51 5XZ
01467 623 800
estates@anmgroup.co.uk

OFFERS INVITED

Viewing

By appointment with the lessors at Arbuthnott Estate Office on 01561 320 417 or the letting agents Aberdeen & Northern Estates on 01467 623 800.

Location

The subjects are located approximately 2.8 miles (4.5km) to the east of the main junction between the A90 and B967 to Inverbervie. The unit lies a short distance along a sealed private road leading from the B967 towards Arbuthnott Home Farm.

The site lies within a readily accessible, yet private and secure area some 6.5 miles to the north east of Laurencekirk, 25 miles to the south of the centre of Aberdeen, and 43 miles to the north of the centre of Dundee. Other settlements, such as Montrose and Brechin, lie close at hand.

The site itself occupies a level site, and is partially bunded, providing shelter and screening to the building.

Description

The industrial unit itself is of steel portal frame construction, clad with insulated box profile sheeting (interspersed with translucent roofing sheets). Two large electrically assisted roller doors (on the west and north sides respectively) provide access in addition to a fire escape. Internally, the floor is laid to polished poured concrete and there are two bunkers measuring 5x12m and 12x12m. A small workshop exists, as does a WC and store cupboard.

Externally, access is taken off of the shared private road by a concreted bell-mouth leading onto an extensive concrete apron surrounding the majority of the building. The remainder of the yard area is made up of rolled hardcore.

Services

Single phase electricity is provided to the site. In the past, a 3-phase supply has been provided by generator and this would be possible with minimal adaptation. A sub-metered private water supply is present and a generous water bowser is located in the yard area. A telephone connection is available to the building. Solar panels are located on the roof of the building, the use of which is available by negotiation. Drainage is to private sewerage.

Entry

Date of Entry by agreement.

Rateable Value

Rateable Value £28,000. Annual Charge : £13,440

Note

Offers should be submitted to the letting agents. Short or long lets are available and flexible lease terms will be considered.

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

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