

TO LET

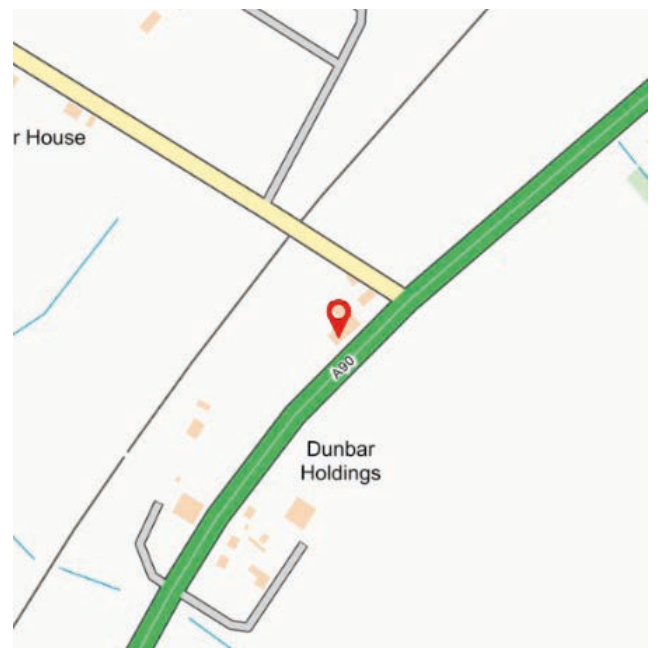
INDUSTRIAL UNIT / DEVELOPMENT OPPORTUNITY
OVERALL SITE APPROX 4 ACRES

**GRAHAM
SIBBALD**



No. 14 Holdings, Scotston, Laurencekirk, AB30 1ND

- Highly visible / strategic position on A90
- Modern industrial unit with large yard
- Additional storage buildings
- Areas of fields and yard
- Available in part or whole





LOCATION

Laurencekirk is the largest settlement within southern Aberdeenshire and lies immediately to the left of the A90 trunkroad approximately 28 miles to the south of Aberdeen and 36 miles to the north of Dundee.

The subjects lie immediately to the west of the A90 and accessed via a slip road. There is a neighbouring residential property adjacent to the subjects under separate ownership.

The approximate location is shown by the OS Plan.

DESCRIPTION

The overall site comprises a series of adjoining industrial / commercial buildings sitting within a large surfaced yard. There is a field (2.54 acres) along with a second 'nissen hut' style insulated industrial unit.

The main workshop building is of modern insulated steel portal frame design with concrete block infill walls partly externally harled and partly clad in a profile metal sheeting under a pitched roof. The subjects have a concrete floor and a vehicle access door on the southern elevation. To the rear of the buildings the site opens up to provide a large reasonably flat and surfaced area of industrial yard.

This area containing buildings and yard is defined by way of a steel palisade fence which on its southern elevation provides access to a further field. On the eastern elevation there is a further smaller area of industrial yard which again in turn leads to a second area of field with boundaries defined by a timber post and wire fence on the eastern elevation and the same steel palisade fencing on the western elevation.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the gross internal floor area as follows;

Main industrial unit - 362.16 sq. m. / 3,898 sq. ft.

Overall site area — approx. 4 acres

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a rateable value of £25,805. The unified business rate for the year 2021/2022 is 49p exclusive of water and sewerage rates.

TERMS

The subjects are available in part or whole. Various options are available to lease or potentially purchase / develop.

Further details on terms and space available are available from the sole agents Graham + Sibbald Chartered Surveyors.

EPC RATING

Available upon request

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald;

Please note, all viewings and information requested is strictly via the Sole Selling Agents. No direct approaches.

To arrange a viewing please contact:



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Associate

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: December 2021