



## OFFICE

DEVERONSIDE WORKS, STEVEN ROAD,  
HUNTLY, AB54 4PS

- ▶ LOCATED WITHIN AN ESTABLISHED COMMERCIAL LOCATION
- ▶ OFFICE ACCOMMODATION WITH REDEVELOPMENT POTENTIAL
- ▶ SUITABLE FOR ALTERNATIVE USES
- ▶ 680.69 SQM (7,327 SQFT)
- ▶ 0.312 HECTARES (0.772 ACRES)



## LOCATION

The property is located within the established Steven Road Industrial Estate in Huntly. More specifically, the subjects are situated on the north side of Steven Road, which links on to George V Avenue leading to the A96 and Huntly town centre. Nearby occupiers include Asda, Deans of Huntly, R&M Engineering and Addison Graphics.

## DESCRIPTION

The property comprises a large two storey office building of roughcast concrete blockwork construction, with sections of timber cladding, and a flat mineral felt roof over.

Internally, the specification includes painted plasterboard lined walls, a combination of plasterboard lined and suspended mineral tile ceilings, and suspended timber floors laid in a mixture of carpet and vinyl floor coverings.

Natural light is provided via number of UPVC double glazed and timber framed single glazed windows throughout, with artificial light provided by both fluorescent strip and spotlight fixtures.

Access is provided to the reception area, located in the south section of the building, via a secure aluminium pedestrian door, with additional access provided to the north section.

The subjects are currently fit out as office accommodation but would lend themselves to alternative uses.

The subjects include a generous car park to the south of the site, which is primarily laid to tarmac and includes an area of hardcore surfacing.

The total site extends to approximately 0.312 hectares (0.772 acres) or thereby.

A right of access is to be retained by the property owner at the main vehicle entrance to provide access to the neighbouring site.

## ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

### Ground Floor

Cellular and open plan offices.

345.17 sqm (3,715 sqft)

### First Floor

Cellular and open plan offices and toilet facilities.

335.52 sqm (3,612 sqft)

**Total 680.69 sqm (7,327 sqft)**

## SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

## RATING ASSESSMENT

The property is currently listed within a larger demise and would require to be reassessed upon occupation.

The Uniform Business Rate for the year 2022/2023 is 49.8p in the £. Water and waste water rates are also payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

## PRICE

We are seeking offers in the region of £200,000 for our client's heritable interest in the property.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## ENTRY

On conclusion of missives

## LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.

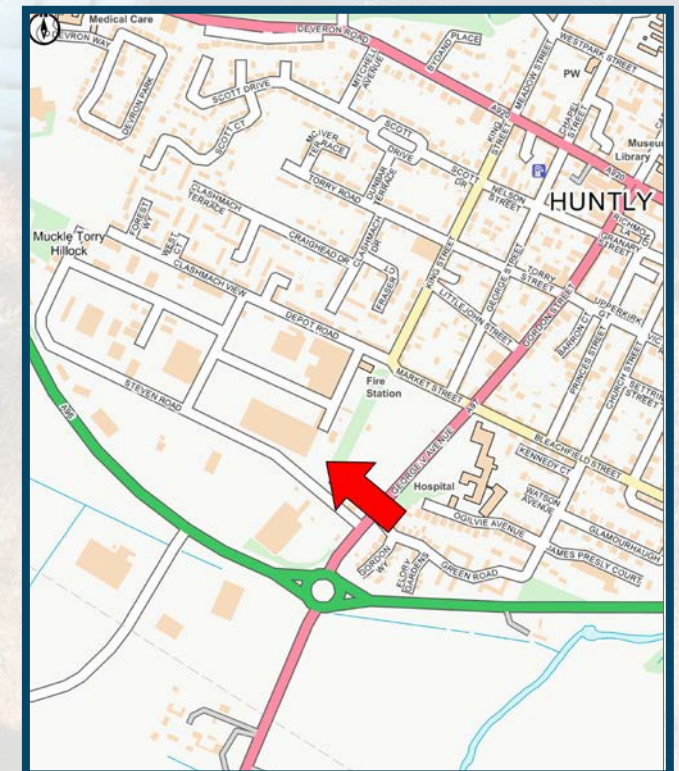
## OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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