

INDUSTRIAL | TO LET

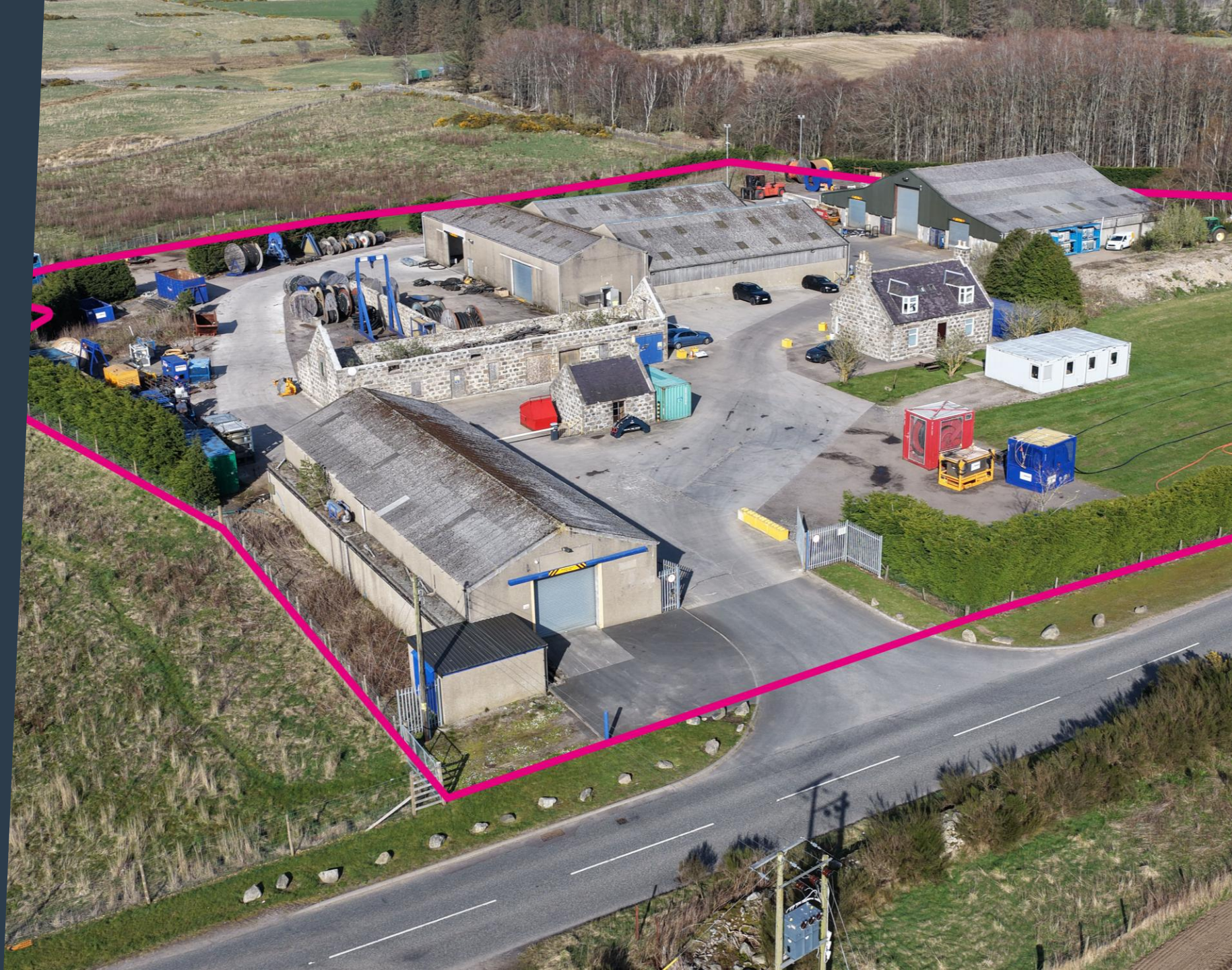
# LANDED.

Real Estate

## Cothill

Fintray, Aberdeen, AB21 0JD

2,330.43 sq m (25,085 sq ft)



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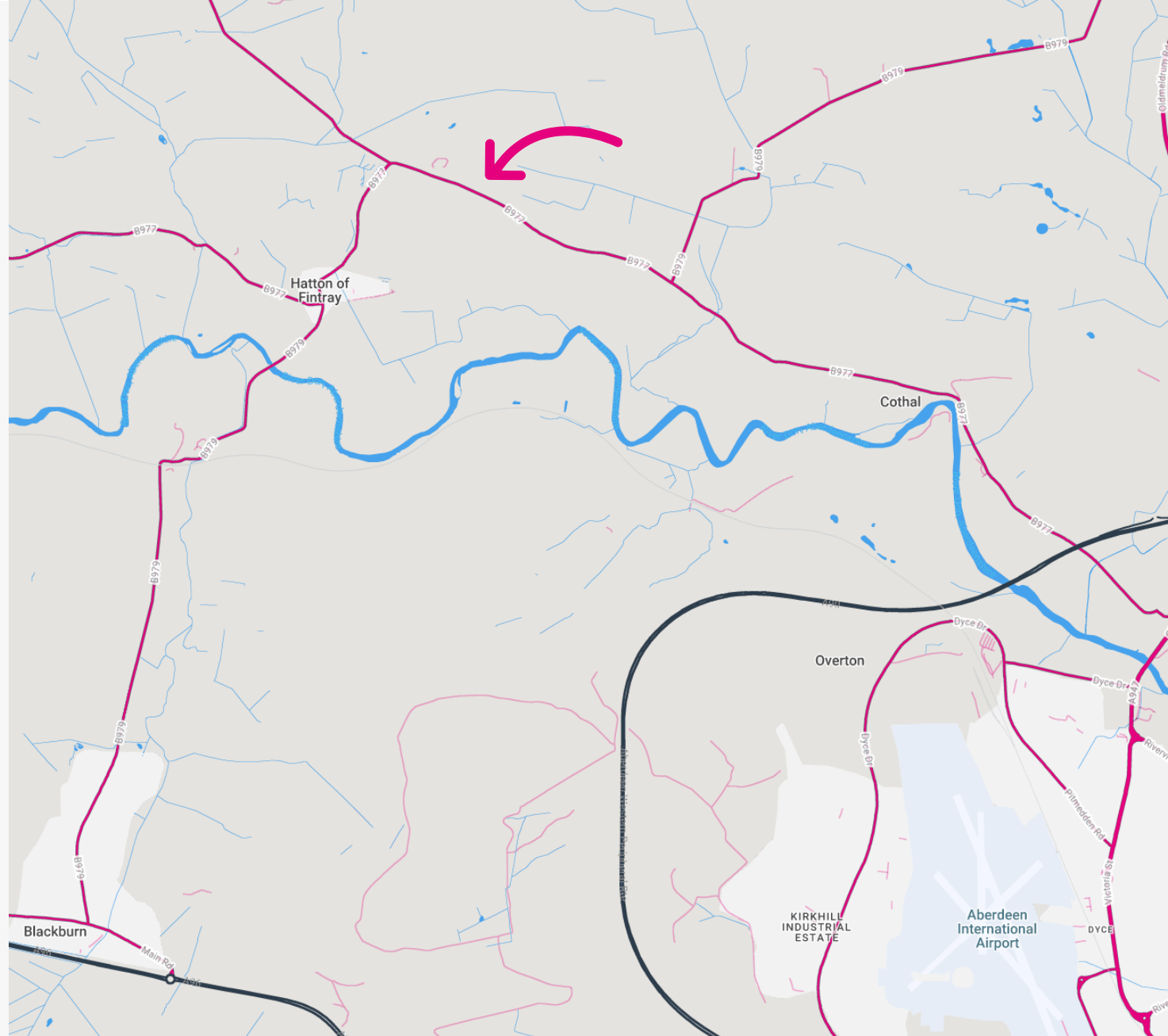
## LOCATION

The subjects are located at Cothill, a short distance from the village of Hatton on Fintray, on the B977 Dyce to Kintore road and thus benefits from excellent road access to the A96 and Aberdeen Western Peripheral Route (AWPR).

The surrounding area is predominantly rural. The closest local amenities are at Blackburn.

### Travel Distances:

- Aberdeen – 10.8 miles / 26 minutes
- Aberdeen International Airport – 6.5 miles / 13 minutes
- Hatton of Fintray – 0.7 miles / 1 minute
- Blackburn – 3.7 miles / 8 minutes



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## DESCRIPTION

The subjects form an industrial complex which comprises of a number of former steadings and farmhouse which have been converted into industrial storage and office accommodation plus external laydown space. The site is secured by a perimeter fence with access via a double gate entrance.

### Warehouse 1

- Single bay split with a wooden partition and has a small WC and office area
- 4m eaves
- 2 no. roller shutter doors (H. 3.58m x W. 3.6m)

### Warehouse 2

- Three inter-connecting bays.
- 4.5 – 5.0m eaves
- 4 no. sliding access doors

### Warehouse 3

- Three bays
- 3.5 – 5.0m eaves
- 5 no. roller shutter doors (H. 6.25m x W. 4.6m)

### Office

- Two-storey former farmhouse with serious of cellular rooms
- Gas central heating
- Small kitchenette



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## ACCOMMODATION

The premises extend to the following approximate gross internal floor areas:

Demise	Sq M	Sq M
Warehouse 1	268.11	2,886
Warehouse 2	1,073.42	11,554
Warehouse 3	863.26	9,292
Office	125.65	1,352
<b>TOTAL</b>	<b>2,330.43</b>	<b>25,085</b>

The external laydown / storage yard extends to approximately 7,165.41 sq m (77,128 sq ft)

## LEASE TERMS

The premises are currently held on a lease expiring 4 December 2027.

Our clients preference is to assign or sub-lease their interest. A longer-term lease can be agreed directly with the landlord.

## RENTAL

£21,000 per annum



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## RATEABLE VALUE

£45,000 effective from April 2026

Rates Payable - £21,645

## VAT

All figures quoted are exclusive of Value Added Tax.

## ENTRY

Immediate upon conclusion of missives.

## ENERGY PERFORMANCE CERTIFICATE

F - 90

More information is available on request.

## ANTI MONEY LAUNDERING

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding





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## Viewings & Offers

For further information or viewing please contact the sole leasing agent.

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