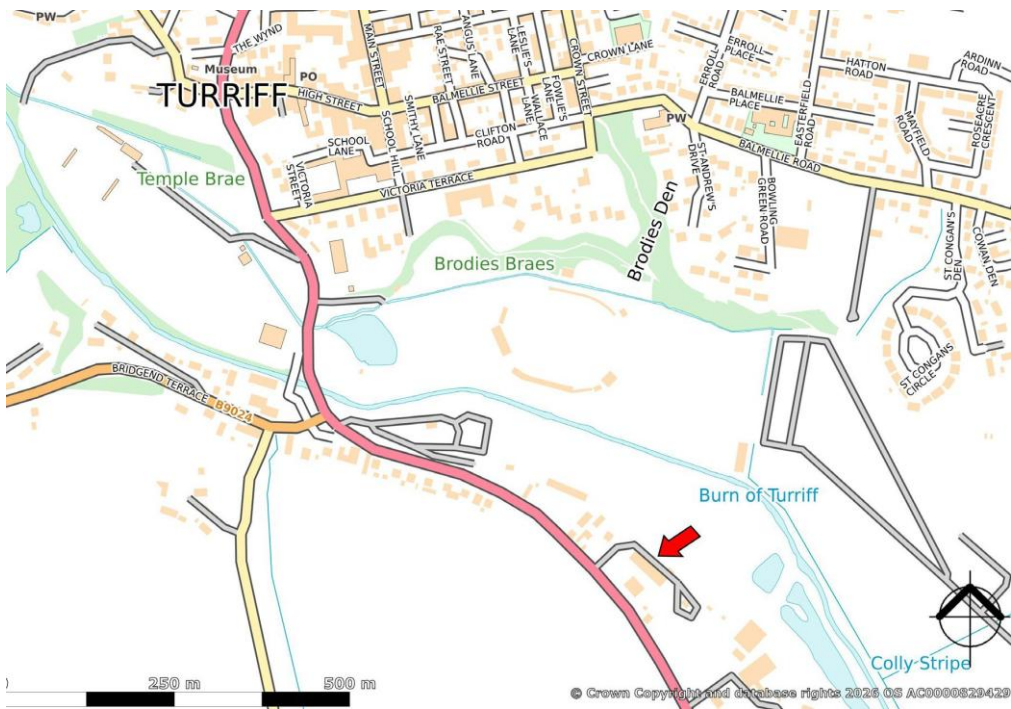


TO LET  
INDUSTRIAL UNIT WITH SECURE YARD



**Station Road, Turriff,  
Aberdeenshire, AB53 8BJ**

- Prominent roadside location south of Turriff
- Comprises two detached buildings and secure yard
- Site: Approx. 1.26 acres
- GIA: 1,367.07 sq.m (14,715 sq.ft)



## LOCATION

Turriff is a well-established market town in rural Aberdeenshire, serving as a key service centre for the surrounding agricultural communities. Located approximately 35 miles north of Aberdeen and accessible via the A947, it benefits from strong transport connectivity to the wider North-East region. The town supports a population of around 4,700 residents and offers a range of local amenities, including independent retailers and national operators such as Tesco. In the Markethill Industrial Estate, a number of established commercial and trade occupiers are present, including Harbro Country Store, Morrisons, Ravenhill and Travis Perkins





Building 2



Building 1

## DESCRIPTION

The subjects comprise of a site extending approximately 1.26 acre, which includes two detached buildings. The first building includes a large warehouse with an electric roller shutter door, a workshop area, a reception area and welfare amenities including a kitchenette and a WC. The second building includes a large warehouse with three electric roller shutters door.

Externally there is a large structure which is adjoined to the second building and covered by a canopy. The second building is powered by solar panels and has 2 EV charging points. There is ample yard and car parking space. The subjects benefit from a secure fence which has two gates providing the opportunity for entrance and exit onto Station Road.

## ACCOMMODATION

We calculate the following approximate Gross Internal Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Description	Sq M	Sq Ft
Building 1 (Front)	459.00	4,940
Building 2 (Rear)	262.80	2,829
Building 3 (External Canopy Structure)	645.27	6,946
<b>TOTAL</b>	<b>1,367.07</b>	<b>14,715</b>



Building 1



Building 1

## RENT

£45,000 per annum

## LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

## RATEABLE VALUE

- The property is entered in the current valuation roll as follows: Rateable Value - £54,000. The Uniform Business Rate Poundage for the year 2024/2025 is 49.8p.
- The proposed Rateable Value is £56,000. The revaluation poundage is understood to be 48.1p in the £. This will come into effect 1st April 2026.

## EPC

Available upon request.

## VAT

All figures quoted are exclusive of VAT.

## ENTRY

To be agreed, upon completion of formalities.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

## VIEWINGS

To arrange a viewing or for further information, please contact the sole letting agents.



To arrange a viewing please contact:



**SHONA BOYD**  
**Senior Surveyor**  
shona.boyd@g-s.co.uk  
07741 314188



**MOLLY PEETERS**  
**Graduate Surveyor**  
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07825 875 303

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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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: Feb 2026

#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.