

INDUSTRIAL FOR SALE / MAY LET

# Unit 19B Camiestone Road

Thainstone Business Park | Inverurie | AB51 5GT



## LOCATION

The subject is located off Camiestone Road, within Thainstone Business Park, a modern industrial park located approximately 15 miles north west of Aberdeen City Centre. Thainstone Business Park has immediate access to the A96 Aberdeen to Inverness route, with the nearest Aberdeen Western Peripheral Route (AWPR) junction located 8.6 miles south east, providing seamless access to the north, west, and south of Aberdeen.

Inverurie Town Centre is located 2 miles north, providing excellent amenity to occupiers of Thainstone Business Park.



## DESCRIPTION

The subject comprises a semi-detached industrial facility benefitting from ancillary office accommodation and a mezzanine level currently utilised for light storage and office accommodation.

The property is of steel portal frame construction off a concrete floor with blockwork walls and profiled metal sheet cladding above, under a pitched clad roof.

The workshop benefits from the following specification:

- 5.5 metre eaves (7.25 metres to apex)
- High bay lighting
- Vehicle access via an electric roller shutter door (H: 3.45m W: 3.00m)
- 3 phase power supply

## ACCOMMODATION

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

Demise	Sq M	Sq Ft
Warehouse	125.05	1,346
Warehouse Stores	51.83	558
Ground Floor Office	146.04	1,572
Mezzanine / First Floor Office	218.92	2,356
<b>TOTAL</b>	<b>541.92</b>	<b>5,832</b>

The subject benefit from a tarmac surfaced yard area to the front of the property with the potential to install a fence to create secured storage, extending to approximately 367 sq m (3,945 sq ft).



First Floor

Ground Floor



## PRICE

Offers over **£400,000** are invited for our client's Heritable interest in the property.  
*\*This property is not elected for VAT.*

## RENTAL

Consideration will also be given to leasing the property. Rent upon application.

## RATEABLE VALUE

The property is currently entered into the Valuation Roll with a Rateable Value of £34,000, effective from 01 April 2026.

The rates payable for an incoming occupier would be **£16,354**, assuming a poundage rate of 48.1 pence.

## VAT

This property is **not** elected for Value Added Tax (VAT).

## ENTRY

Upon conclusion of missives.

## ENERGY PERFORMANCE CERTIFICATE

Further information is available upon request.

## ANTI MONEY LAUNDERING REQUIREMENT

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.





## OFFERS & VIEWINGS

All offers should be submitted in the standard Scottish legal form to the sole agent who will also make arrangements to view.

 **HUTCHEON  
MEARNS  
REAL ESTATE**  
**01224 455500**  
www.hm-re.co.uk

**David Gavan**  
07542 236 464  
david.gavan@hm-re.co.uk

**Iain Landsman**  
07880 480 298  
iain.landsman@hm-re.co.uk

Important Notice. Hutcheon Mearns Real Estate Limited, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hutcheon Mearns Real Estate Limited have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

February 2026.