

INDUSTRIAL / STORAGE

Sheds 1-5 Mintlaw Blends, Longside Road, Mintlaw AB42 5EJ

- 5 individual industrial units
- Units available from 206.47 sq m (2,222 sq ft)
- Total accommodation extending to 3,609.12 sq m (38,848 sq ft)
- Recently comprehensively refurbished
- Flexible lease terms available
- Prominent roadside position adjacent to the A952

**FROM 206.47 SQ M (2,222
SQ FT) TO 3,609.12 SQ M
(38,848 SQ FT)**



Property Details

LOCATION

The subjects are located to the east of Mintlaw, approximately 9 miles west of Peterhead and 29 miles north of Aberdeen.

The property occupies a prominent roadside position on the A952, providing excellent accessibility to the wider Aberdeenshire area.

[Map Link](#)

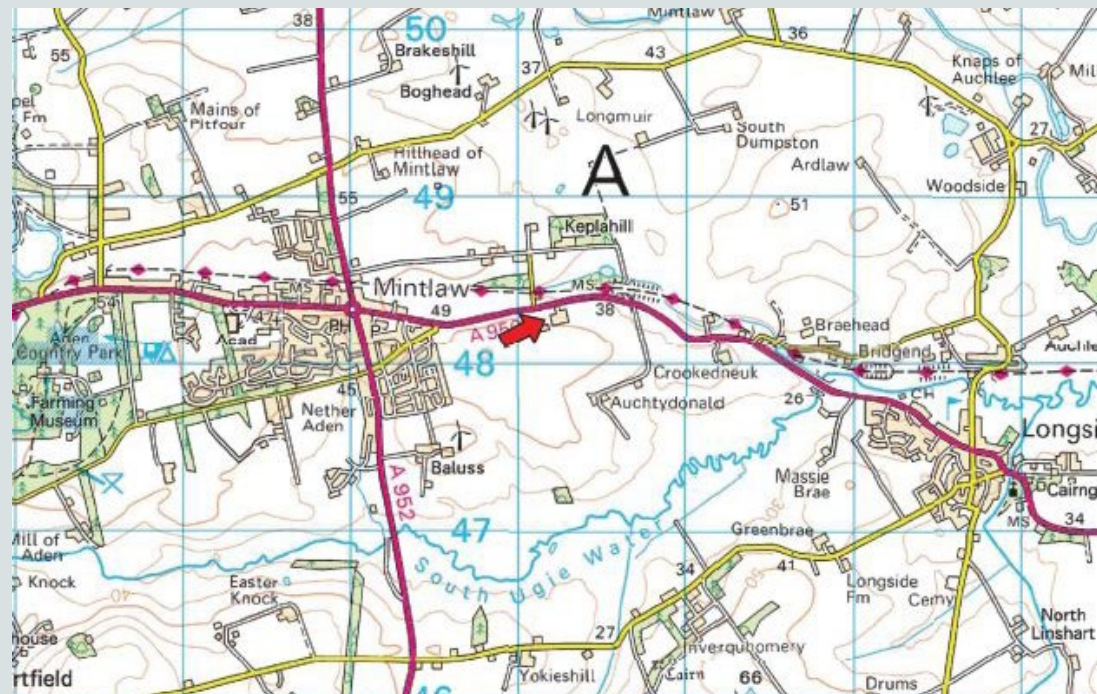
DESCRIPTION

The subjects comprise a terrace of 5 industrial units of steel portal frame construction. The buildings have recently undergone a comprehensive refurbishment programme including:

- Replacement of all roof coverings with insulated profile metal sheeting
- Clearing, rodding and re-lining of rainwater goods
- Replacement of external cladding
- Installation of new electric roller shutter doors and pedestrian doors
- Installation of suspended LED lighting

Each unit benefits from a solid concrete floor and vehicular access.

No dedicated office or staff accommodation is provided within the units; however, space is available on-site for modular office accommodation, subject to occupier requirements. Toilet facilities are available within existing on-site modular accommodation.



Property Details

A communal wash-bay with interceptor is available.

The units have most recently been utilised as grain storage but are suitable for a variety of industrial and storage uses (Class 5 & 6), subject to the necessary consents.

ACCOMMODATION

Measured on a Gross Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Shed 1	206.47 sqm	(2,222 sq ft)
Shed 2	360.31 sqm	(3,878 sq ft)
Shed 3	1024.74 sqm	(11,030 sq ft)
Shed 4	1028.24 sqm	(11,068 sq ft)
Shed 5	1085.36 sqm	(11,683 sq ft)

Total	3,609.12 sqm	(38,848 sq ft)
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Yard	1,106.71 sqm	(11,913 sq ft)
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SERVICES

The property is served with mains electricity.

Water and waste facilities can be found on-site.

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RICS

ENERGY PERFORMANCE

The property qualifies as a Low Energy Building and is therefore exempt from requiring an EPC. Further information is available upon request.

RENT

The accommodation is available on flexible full repairing and insuring lease terms.

Shed 1	£8,000 per annum (exc VAT)
Shed 2	£16,000 per annum (exc VAT)
Shed 3	£40,000 per annum (exc VAT)
Shed 4	£40,000 per annum (exc VAT)
Shed 5	£40,000 per annum (exc VAT)
Yard	£6,000 per annum (exc VAT)

NON-DOMESTIC RATES

The rent is inclusive of non-domestic business rates.

SERVICE CHARGE

A service charge will be payable to cover the cost of the maintenance, upkeep and repair of the common parts of the building and development.

Make an enquiry

Stuart.Johnston@DMHall.co.uk

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Further details are available on request.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

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

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.

DM Hall Commercial Department

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