

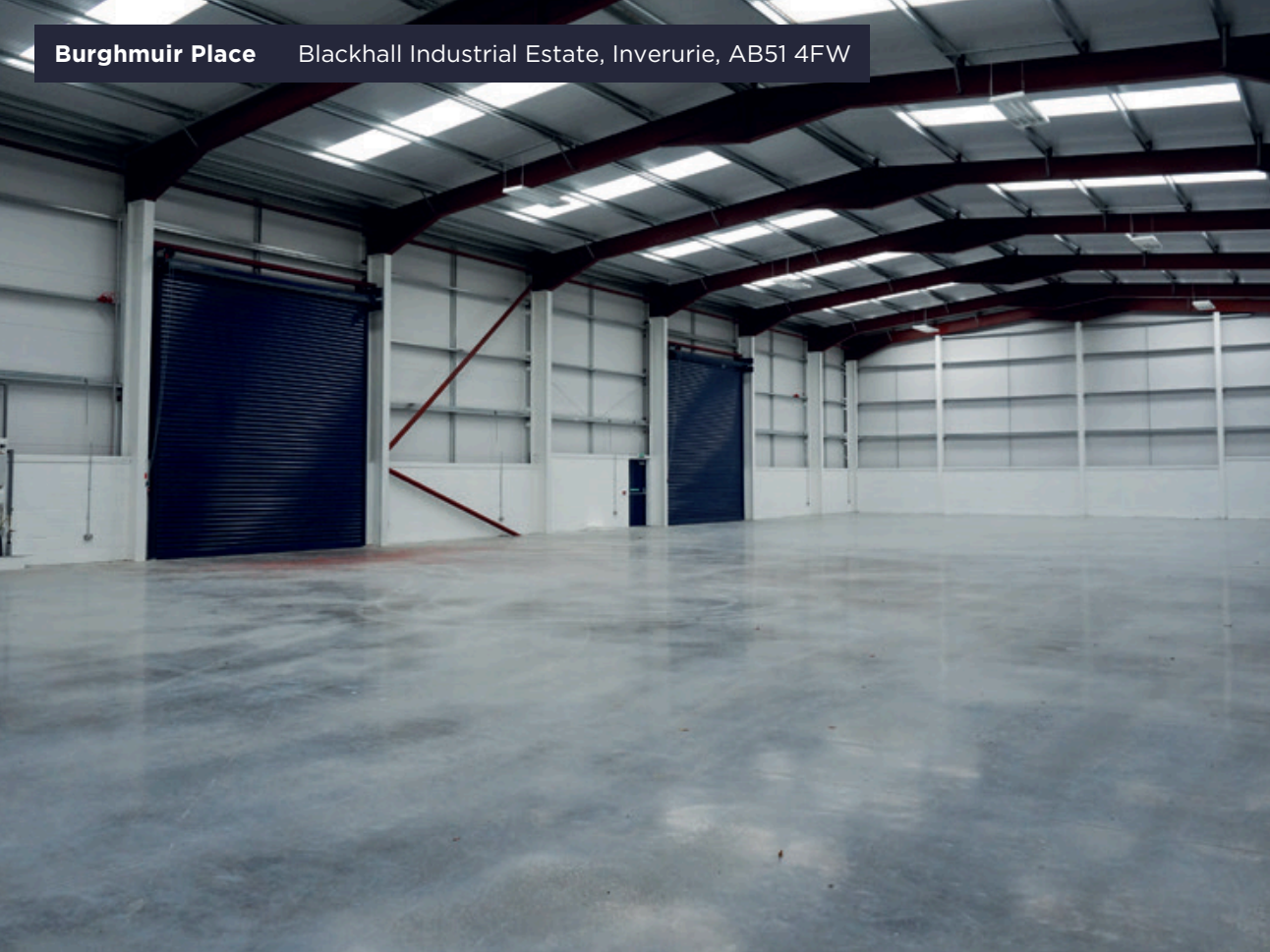
To Let / May Sell

# Burghmuir Place

Blackhall Industrial Estate, Inverurie, AB51 4FW

Detached workshop and office facility with secure concrete yard.





## DESCRIPTION

The property comprises a detached warehouse, constructed in 2012, with impressive open plan office accommodation, mezzanine and concrete yard.

The warehouse is of steel portal frame construction with concrete block work wall and insulated cladding above and over the roof, off a concrete floor. The property benefits from an eaves height of 7.5 metres and 8.5 metres at the Apex. Vehicular access is provided via two 5m x 5m electric roller shutter doors. There is high bay lighting throughout the warehouse, which also benefits from three-phase power. The warehouse has capacity for a 10T crane to be installed, should a tenant wish to do so.

The open plan office accommodation is arranged over a single floorplate, on the ground floor and finished to a high standard. Within the office accommodation there are a number of male and female W/C's, single shower and a kitchen tea prep area. There is a mezzanine level on the first floor over the office accommodation, providing additional storage space. The mezzanine has been designed in such a way that it could easily be converted to office accommodation.

Externally the area is split between a concrete yard and a tarmacadam car park allowing for 32 car parking spaces, all fully enclosed by metal palisade perimeter fencing.

## KEY HIGHLIGHTS

- Detached workshop and office facility with secure concrete yard.
- Total floor area 1,152.61 sq. m (12,407 Sq. ft).
- 7.5m eaves height and 8.5m apex height.
- Capacity for a 10T crane to be installed.
- Concrete yard extending to 1,139.4 sq. m (12,264 sq. ft).

## Accommodation

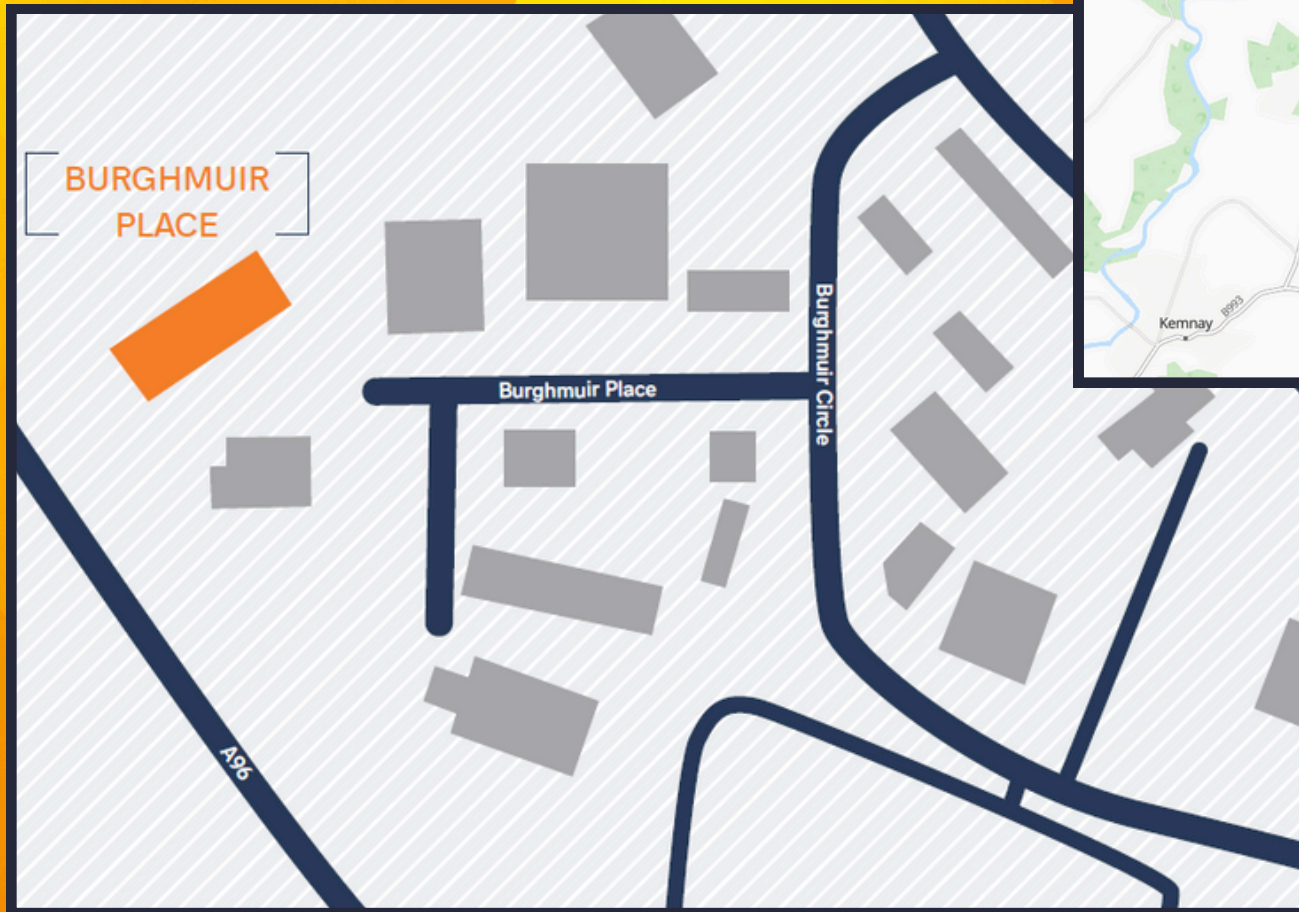
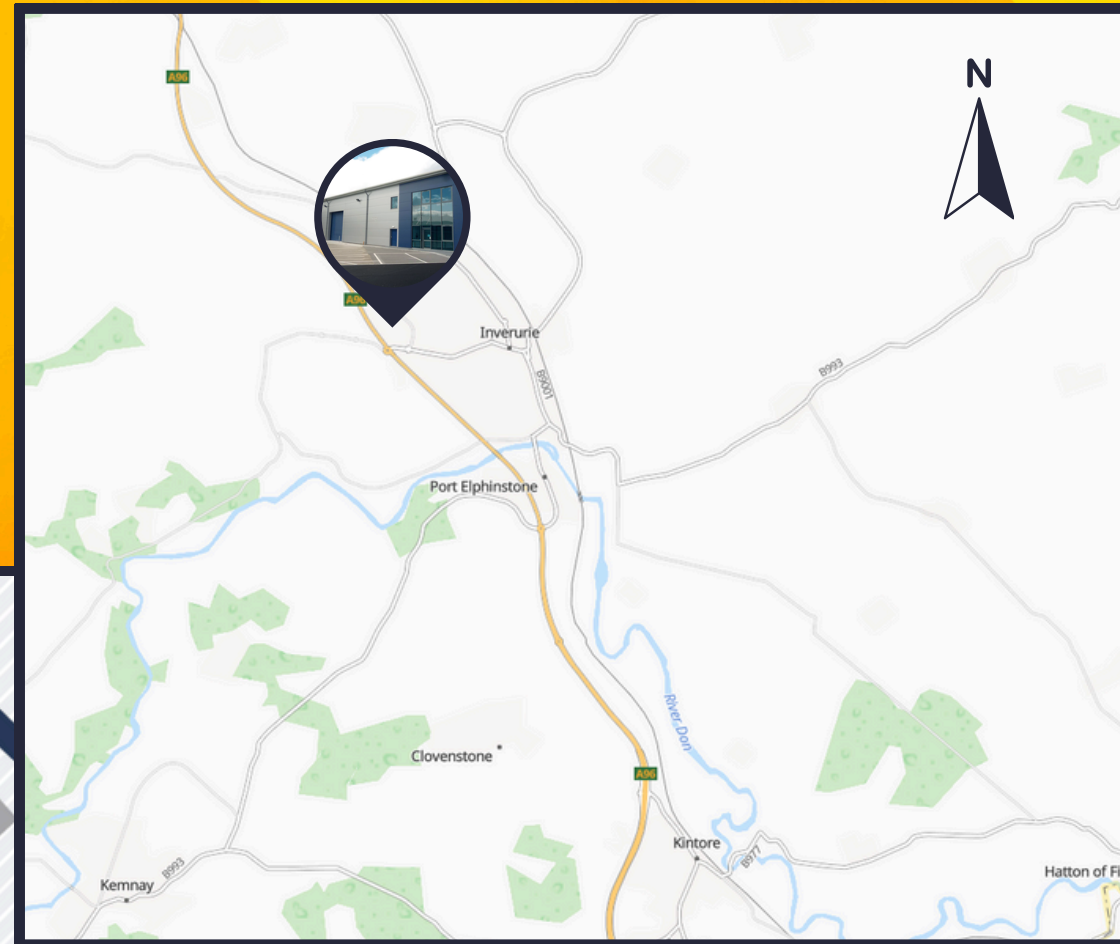
Area	sq. m	sq. ft
Warehouse	819.5	8,821
Office	179.7	1,934
Mezzanine	153.4	1,651
<b>Total</b>	<b>1,152.61</b>	<b>12,407</b>
Concrete Yard	1,139.4	12,264

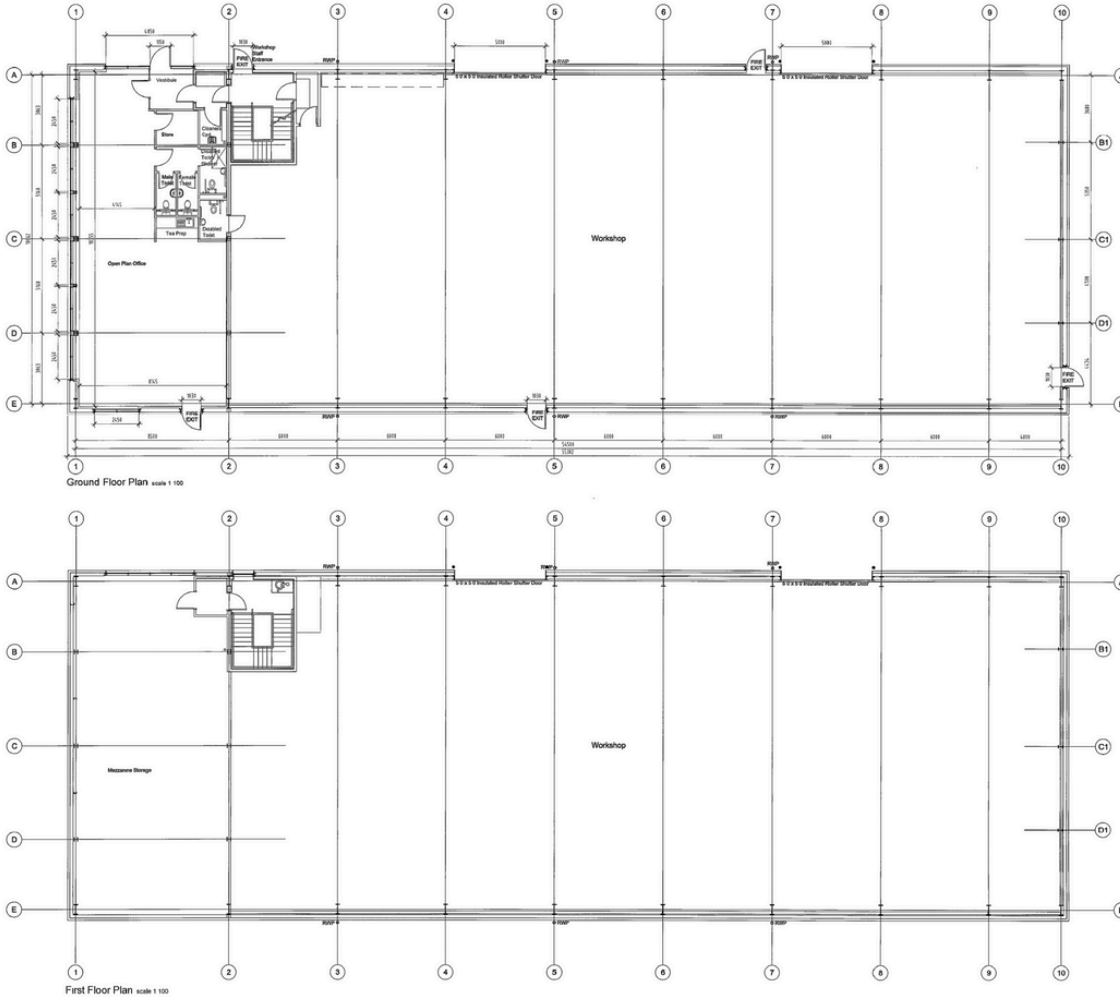
# LOCATION

The subject property is located on Burghmuir Place, within Blackhall Industrial Estate approximately one mile north of Inverurie town centre.

Blackhall Industrial Estate is well established and benefits from close proximity to the A96 Aberdeen to Inverness Road, via Burghmuir Drive. Aberdeen is approximately 16 miles South East of Inverurie, with the Craibstone junction of the A90 (AWPR) only 12 miles South East, providing excellent access to all points North, South and West of Aberdeen.

Nearby occupiers include Completion Products, I&K Motors, Incremental Group and Wolseley. Garioch Sports Centre and Morrisons Supermarket are also in close proximity.





### IMPORTANT NOTICE

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## RENT / PRICE

On application.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll with a Rateable Value of £101,000 effective as of 1st April 2023.

Any ingoing occupier would have the right to appeal this within the first six months' of their occupation.

## LEASE TERMS

The property is available to lease on full repairing and insuring terms. Any medium to long term lease will provide for periodic rent review. Rent on application. Alternatively, our client would consider a sale of their heritable interest in the subjects.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Rating of "A". Further information and a recommendation report are available to parties of serious interest upon request.

## VAT

All rents, prices, premiums etc are quoted exclusive of VAT.

## LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT or registration dues.

## CONTACT

For further information please contact:

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