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25 Albyn Place, ABERDEEN AB10 1YL

TO LET/FOR SALE INDUSTRIAL UNIT/POTENTIAL DEVELOPMENT OPPORTUNITY



HARLAW INDUSTRIAL ESTATE
HARLAW ROAD
INVERURIE
ABERDEENSHIRE
AB51 4TE

Viewing is strictly by
arrangement with the sole
letting agent.

Contact:
Paul Richardson

Telephone:
01224 588866

Floor Space:
1,009.8 sq m (10,869 sq ft)

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0131 225 6612

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0141 204 3838

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01224 588866

Leeds
0113 243 6777

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01382 227900

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0207 436 1212



Location:

The subjects are located in Harlaw Industrial Estate, within the popular market town of Inverurie which is situated approximately 17 miles north-west of Aberdeen and 142 miles north of Edinburgh, with a population of over 12,000 people. The A96 runs to the west of the town and is the main trunk road connecting Inverurie with Aberdeen to the south-east and Inverness to the north-west. The town also benefits from a railway station with regular services to Aberdeen with a journey time of 25 minutes.

Nearby occupiers include ANM Group Ltd and Scottish Premier Meat Ltd.

Description:

The subjects comprise an industrial building of steel frame construction sitting on a site which extends to approximately 0.98 acres. The subjects enjoy a prominent position bordering on to Harlaw Road, with vehicular access being provided from Harlaw Way to the rear.

The building which currently stands on the site provides industrial space with ancillary office accommodation. Externally, the walls are part clad in metal sheeting and part harled under a pitched asbestos roof. The flooring throughout the main warehouse is solid concrete and the subjects also benefit from 3 phase power and a concrete yard and storage compound.

The ancillary office accommodation comprises a mixture of cellular offices, staff welfare areas and toilets.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived: -

Warehouse	819.2 sq m	(8817 sq ft)
Offices	190.6 sq m	(2052 sq ft)
Total	1009.8 sq m	(10,869 sq ft)

Rateable Value:

We are advised that the subjects are currently entered in the Valuation Roll, from 1 April 2017 as follows:-

NAV/RV: £69,000

Details on the current uniform business rate and sewage rates are available on request.

Lease Terms:

New full repairing and insuring terms may be available for the benefit of a long lease subject to covenant status.

Rent:

Upon application

Price:

Upon application

Energy Performance Certificate (EPC):

A copy of the EPC and the Recommendation Report can be provided upon request.

VAT:

All monies due under the lease or purchase will be VAT chargeable at the applicable rate.

Legal Costs:

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any SDLT and registration dues.

Viewing:

To arrange a viewing or for further information, please contact:

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AB10 1YL

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