

TO LET / FOR SALE

BUILDING <sup>B</sup>  
KINTORE  
BUSINESS  
PARK

ABERDEENSHIRE  
AB51 0YQ

DETACHED MODERN  
INDUSTRIAL FACILITY  
WITH SECURE YARD

High quality finish

Extending to approx.  
1,201.19 sq.m  
(12,930 sq.ft)

Established Business  
Park

10 Tonne crane

Secure yard



BUILDING <sup>B</sup>  
KINTORE  
BUSINESS  
PARK  
—  
ABERDEENSHIRE  
AB51 0YQ

—  
WELL CONNECTED  
TO THE AWPR  
—



Location

The subjects are located in Kintore Business Park on the east side of the A96 Aberdeen to Inverness trunk road, approx. 2.7 miles to the south of Inverurie and 1.5 miles north of Kintore. Inverurie is located approximately 14 miles north west of Aberdeen and is one of the main service and employment centres for the Garioch area. Surrounding occupiers include Bristow Helicopters, MAN Turbo & Diesel, Hire Station and Selwood Pumps.

Connectivity to the Park has recently been improved with the opening of the Aberdeen Western Peripheral Route. The nearest junction is located approx. 8 miles south west.

TRANSPORT INFRASTRUCTURE	DISTANCE
Road – A96	Direct Access
Road – AWPR	8 miles
Aberdeen International Airport	8 miles
City Centre / Harbour	14 miles



## Description

---

The high quality detached unit benefits from the following features:

### WORKSHOP

- › Eaves height of 6.5m
  - › 10T Crane
  - › 3 Electric roller shutter doors
  - › Mezzanine level with forklift gate
  - › Underfloor heating
- 

### OFFICE

- › Open plan accommodation
  - › CAT2 lights
  - › Perimetre trunking
  - › Kitchen/staff facilities
  - › Underfloor heating
- 

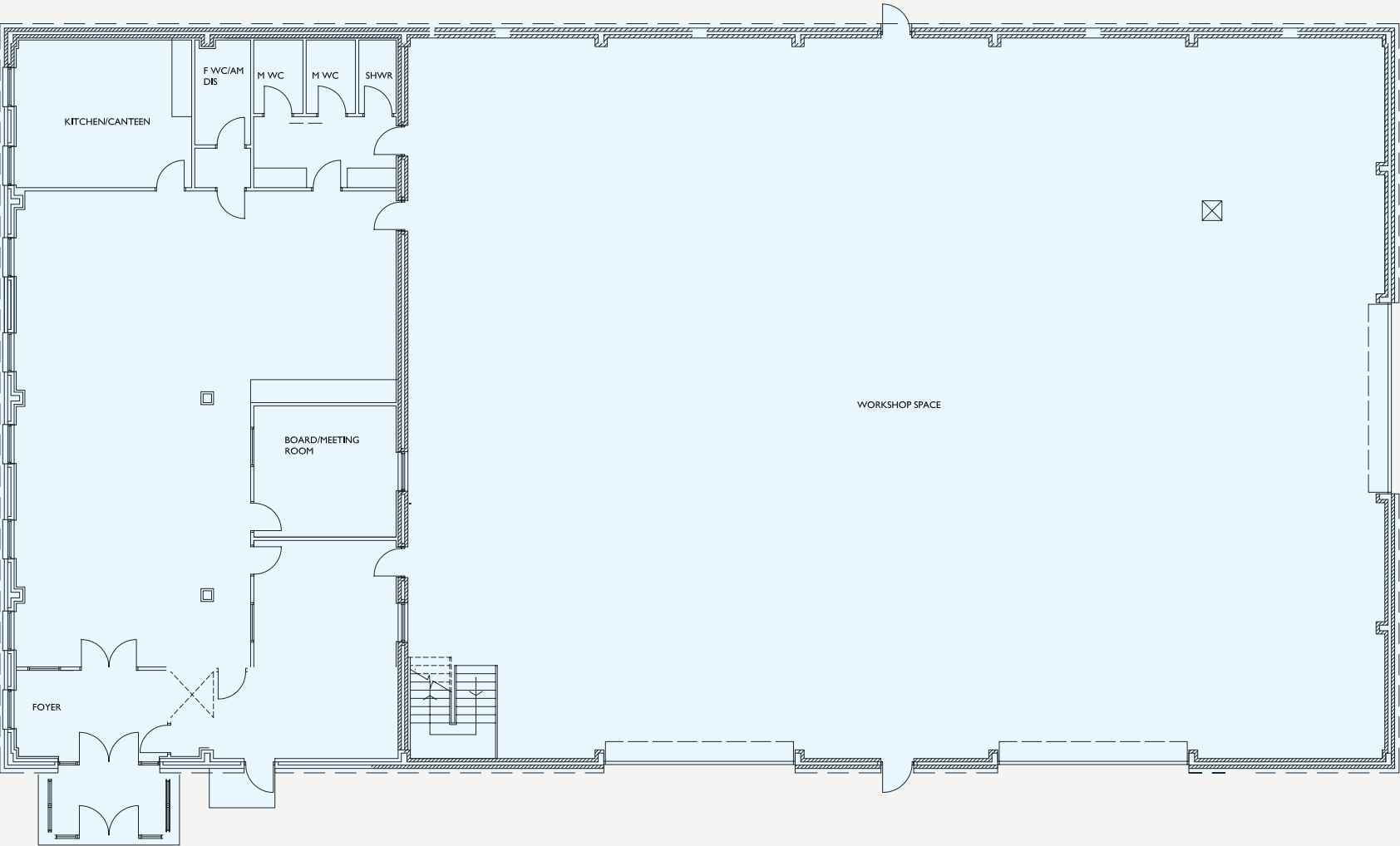
### YARD / CAR PARKING

- › Secure concrete yard
- › Dedicated parking



BUILDING <sup>B</sup>  
KINTORE  
BUSINESS  
PARK  
—  
ABERDEENSHIRE  
AB51 0YQ

—  
ATTRACTIVE  
CONFIGURATION  
—



Floor Areas

AREA SQ M SQ FT

Workshop.....	658.50	7,088
Offices.....	261.52	2,815
Mezzanine .....	281.17	3,027
<b>TOTAL</b>	<b>1,201.19</b>	<b>12,930</b>
Yard .....	7,225	

# BUILDING <sup>B</sup> KINTORE BUSINESS PARK

—  
ABERDEENSHIRE  
AB51 0YQ

—  
AVAILABLE  
IMMEDIATELY  
—



## Lease Terms

The property is available to let on a new Full Repairing and Insuring lease for a period to be agreed. Any medium to long term lease will be subject to periodic upwards only rent reviews.

## Rent

£110,000 per annum, exclusive of VAT.

## Price

Offers over £920,000 are invited for the heritable (Scottish equivalent to freehold) interest.

## Rateable Value

£85,500

## Energy Performance Rating

The Energy Performance rating of the property is C+.

## Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The tenant will be responsible for the payment of any LBTT and Registration Dues if applicable.

## VAT

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

## Entry

Upon conclusion of legal formalities.

## Viewings & Offers

Viewing is strictly by arrangement with the sole letting/selling agent to whom all offers should be submitted in Scottish Legal Form.



## FURTHER INFORMATION

**CLAIRE HERRIOT**

T: 01224 971 139 / E: [claire.herriot@savills.com](mailto:claire.herriot@savills.com)

**DAN SMITH**

T: 01224 971 134 / E: [dan.smith@savills.com](mailto:dan.smith@savills.com)

Important Notice. Savills, 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. May 2019