

INDUSTRIAL

TO LET

Unit 16 Kirkwood Commercial Park

 **HUTCHEON
MEARNS**
REAL ESTATE



Kirkwood Commercial Park, Inverurie, AB51 5NR
3,664 SQ M (39,442 SQ FT)

LOCATION

Kirkwood Commercial Park is located to the south of Inverurie and is accessed directly from the A96. The site is approximately 15 miles north-west of Aberdeen.

Surrounding occupiers include *Texo Group*, *GTS Metron*, *Elliot Group* and *HCS*



DESCRIPTION

The subjects comprise a purpose built (constructed in 2016) industrial facility with high bay workshop, warehouse and office accommodation together with ancillary car parking and secure yard area.

HIGH BAY WORKSHOP

- 14.4 and 9.7 metre eaves heights
- 2 no. electric roller doors (5.6m high x 5.1m wide, 5.8m high x 5.8m wide)
- Hydrostatic and gas test pit (7 x 7 x7 metres) with water storage tank
- 63 tonne overhead crane with 10 tonne double hook and 11.6 metre height clearance
- 20 tonne overhead crane with 7.9 metre height clearance
- Riser and tubular test pit (1.5 x 1.5 x 20 metres)
- LED lighting
- Hot air gas blowers

OFFICE

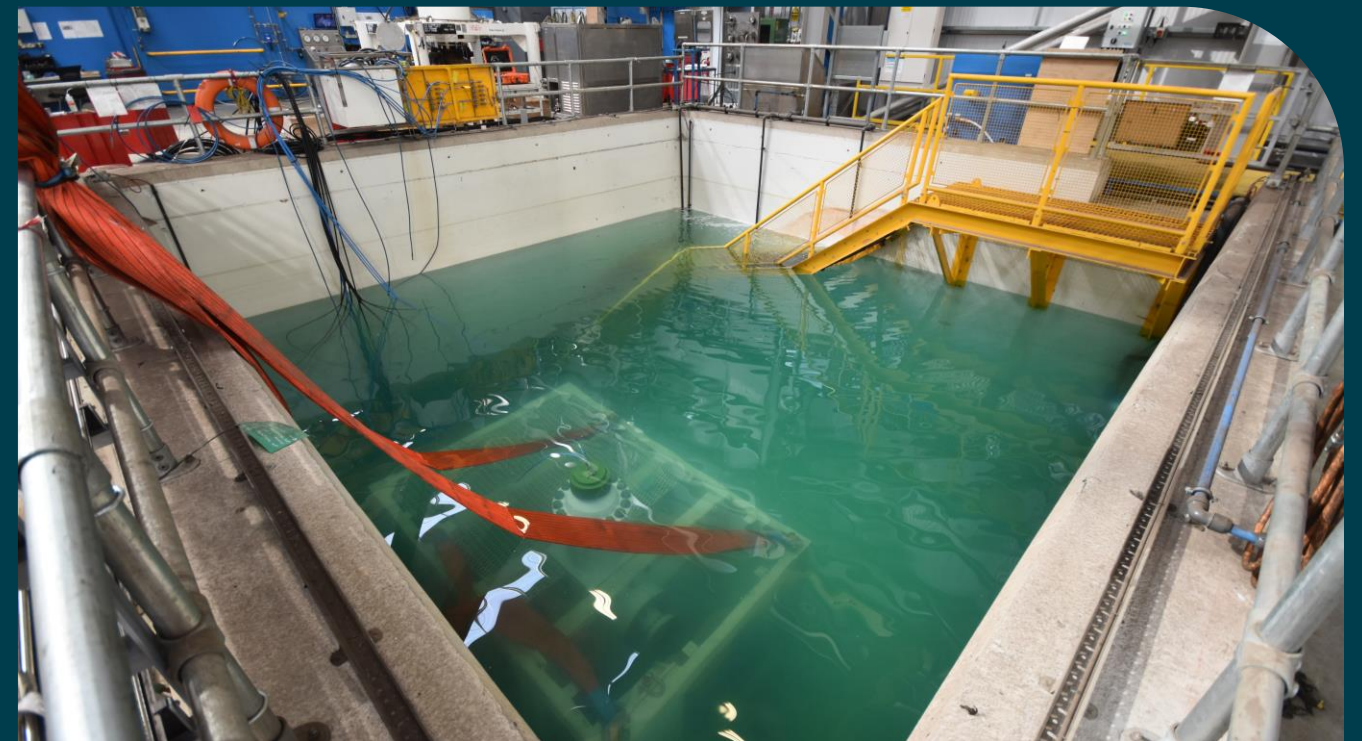
- Open plan office space configured with a number of meeting rooms / private offices
- DDA compliant
- Air cooling / heating system supplemented with electric panel heaters
- Floor to ceiling height of 2.7 metres
- Cat 2 lighting

WAREHOUSE

- 7 metre eaves
- 1 no. electric roller door (6m high x 6m wide)

YARD / PARKING

- Mixture of concrete and hardcore surfaced yards
- Tarmac car park providing 39 (including 2 disabled) spaces plus an overspill car parking area providing an additional 20 spaces



FLOOR AREAS

The subjects extend to the following approximate gross internal floor areas

Demise	Sq M	Sq Ft
Offices (Ground and First Floors)	642.93	6,920
Workshop	2,380.17	30,464
Warehouse	191.22	2,058
TOTAL	3,644.32	39,442
Secure Yard (Useable Area)	6,693.78	72,051

LEASE TERMS

The premises are currently held on a single lease expiring 13 April 2031.

Our client is looking to assign their lease although consideration will be given to shorter term sub-leases.

RENTAL

Upon application

RATEABLE VALUE

£323,000 effective from 1st April 2023.

Rates payable - £169,252

VAT

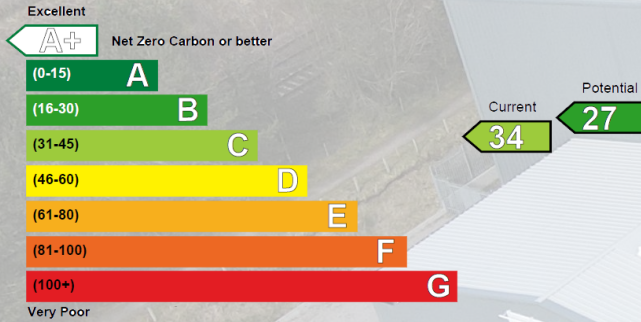
All figures quoted are exclusive of Value Added Tax.



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.

ENERGY PERFORMANCE CERTIFICATE



OFFERS & VIEWINGS

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



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August 2023

