

TO LET / MAY SELL

## BURGHMUIR PLACE

Blackhall Industrial Estate, Inverurie,  
Aberdeenshire, AB51 4FW

Detached workshop and office facility  
with secure concrete yard



Total floor area  
986 sq.m. (10,613 sq. ft.) approx.

## BURGHMUIR PLACE

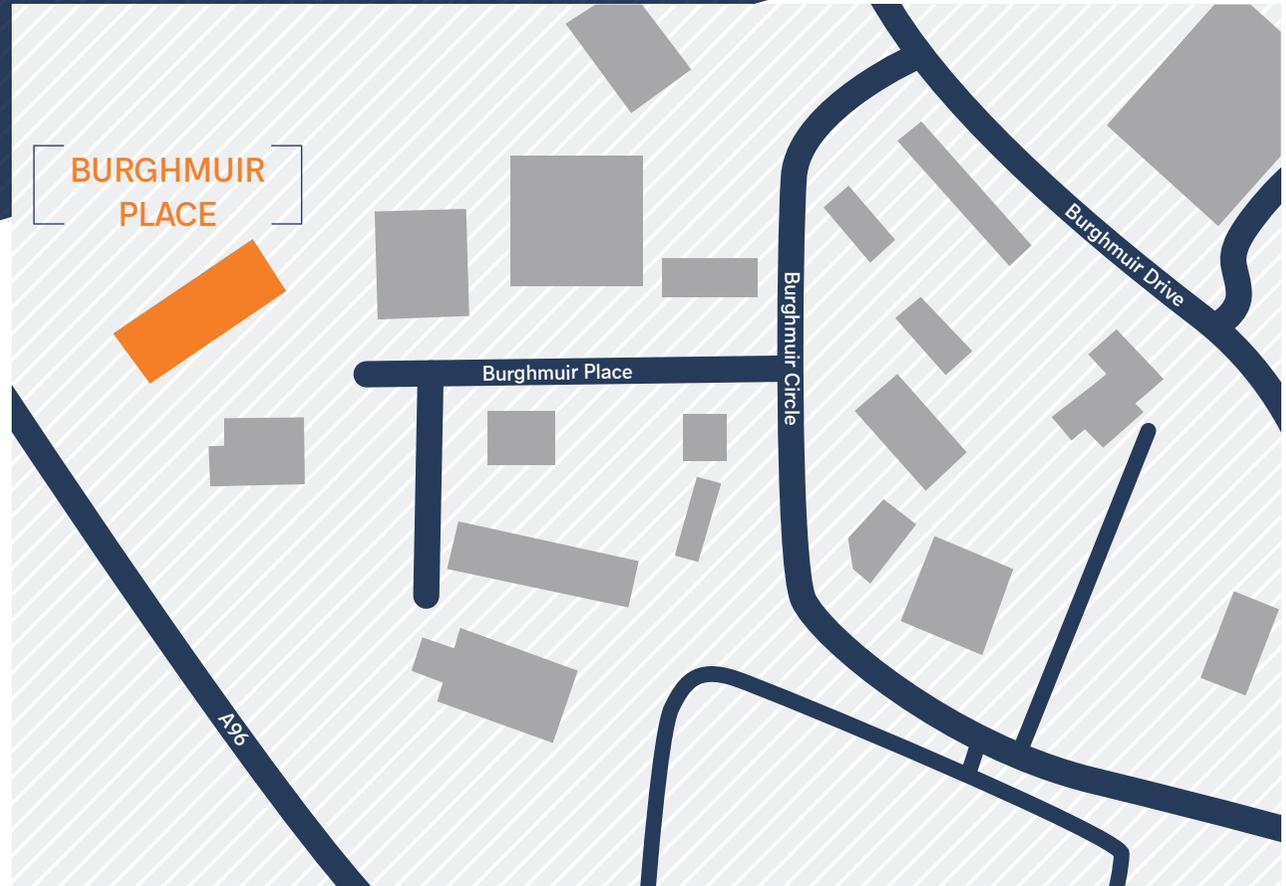
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### LOCATION

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 Aberdeen Western Peripheral Route 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.



## 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.

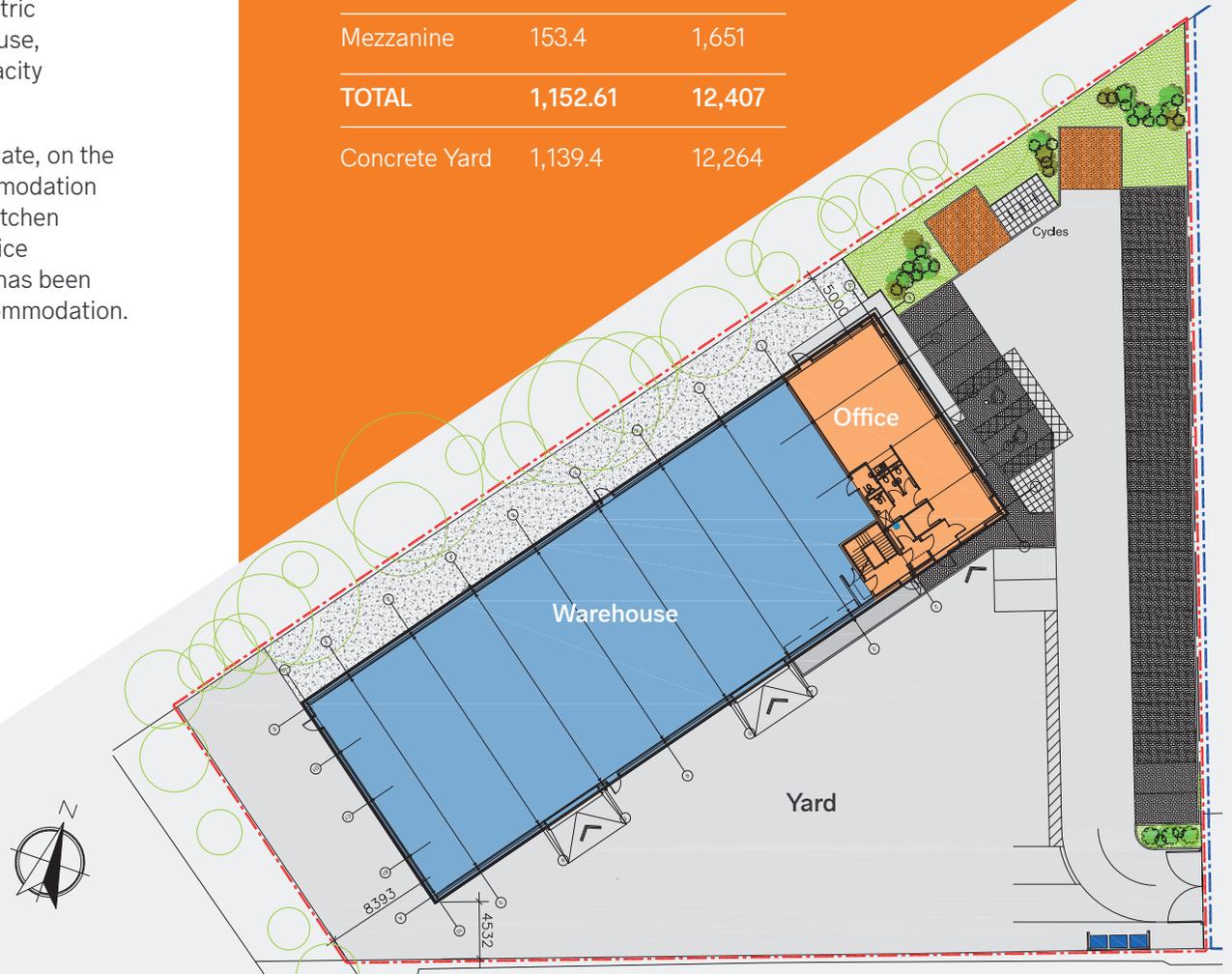
Externally the area is split between a concrete yard and a tarmacadam car park allowing for 32 car parking spaces, all fully enclosed by metal palisade perimeter fencing.



## FLOOR AREAS

We have measured the gross internal area (GIA) of the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following areas:

Description	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



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### 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.

### RATEABLE VALUE

The property is currently entered in the Valuation Roll as follows:- Rateable Value: £103,000

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

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of A. A copy of the certificate can be made available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming will be responsible for any Land and Buildings Transaction Tax and registration dues, as applicable.

### VAT

All prices quoted in the schedule are exclusive of VAT.

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### VIEWING AND OFFERS

By prior arrangement with the joint agents, to whom all offers should be submitted in Scottish legal form.



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