TO LET

INDUSTRIAL UNITS WITH OFFICES AND SECURE YARDS

GRAHAM SIBBALD

Units 1, 2, 3 & 5 Souterford Avenue Inverurie Business Park, Inverurie, AB51 0ZJ

- Available on a unit by unit basis
- Units available from 625.88 sq. m (6,737 sq ft) to 2,651.09 sq. m (28,547 sq ft)
- Excellent accessibility
- Opposite Inverurie Retail Park

LOCATION

The properties are situated in Inverurie Industrial Estate which is a well-established industrial estate. The properties are located approximately 0.5 miles from the centre of Inverurie. Inverurie is a town situated approximately 17 miles Northwest of Aberdeen with strong transport links such as the A96 and railway links which connects the town to Inverness and Aberdeen. The properties are within close proximity to Oldmeldrum Road (B9170) which is one of the main roads entering Inverurie. The properties are opposite the well-established Inverurie Retail Park.

Nearby occupiers include: Lidl, Home Bargains, Laings Kitchen and Bathrooms, Rembrand Timber, Inverurie Garden Centre and Tesco Extra.

DESCRIPTION

The subjects comprise an extensive manufacturing premises with three warehouses which all include office accommodation / welfare facilities. Currently, Units 1,2 and 3 have an interconnecting yard but each with their own yard access and car parking. Unit 5 sits separately on Souterford Drive.

Unit 1 includes a large warehouse which benefits from two electric roller shutter doors. To the right of the unit there is a canopy that is currently used as a storage area. There are two floors of office accommodation, a reception area and a training room. Unit 1 benefits from 3 EV charging points to the front.

Unit 2 benefits from a large warehouse with a canteen, office and WC facilities. There are two electric roller shutter doors which leads onto the yard. Unit 2 benefits from 4 car parking spaces to the side of the unit.

Unit 3 comprises of a large warehouse with a mezzanine. Across the warehouse there are 2 x 5 tonne cranes. There are two electric roller shutter doors with one which benefits from a fast-closing system. There is a bothy located within the yard as well as a large extension to the left of the warehouse.

Unit 5 includes a showroom/office accommodation at the front. The warehouse comprises a two bay warehouse, with a mezzanine in the high bay section and a 5 tonne crane that covers the lower bay.

RATEABLE VALUE

The subjects are currently entered in the Valuation role with a rateable value of £355,500. The business rate for the financial year 2025/2026 is 55.9 p in the £. The subjects are entered as a large entity so will require to be reassessed if let in part.

SUMMARY SPECIFICATION

UNIT NO.	APEX	EAVES (m)	OVERHEAD CRANES
Unit 1	7.22	4.67	N/a
Unit 2	6.76	5.26	N/a
Unit 3	8.3	7.0	2 X 5 tonne
Unit 5	7.39	5.24 — 7.39	1 x 5 tonne which is located within the lower bay

ACCOMMODATION

Unit 1

Description	Sq. M	Sq. Ft
Warehouse	1,699.48	18,293
Warehouse Canopy	237.18	2,553
Warehouse Office	160.47	1,738
Offices	553.96	5,963
Total	**2,651 .09**	**28,547**
Yard	2,224.00	23,936

Unit 2

Description	Sq. M	Sq. Ft
Warehouse	1,064.48	11,458
Offices	75.62	816
Total	**1,140.10**	**12,272**
Yard	2,912.00	31,343

Unit 3

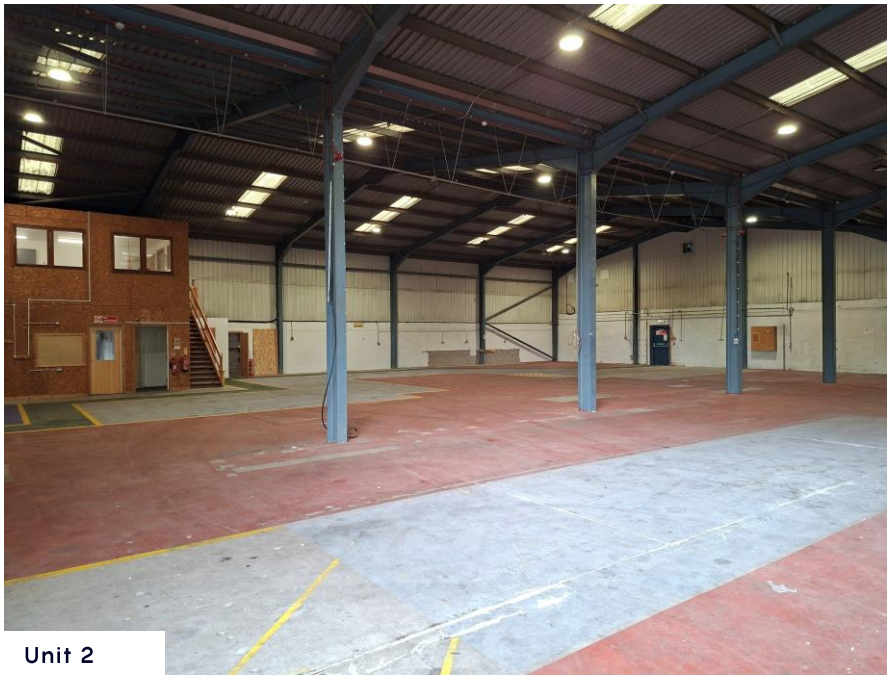
Description	Sq. M	Sq. Ft
Warehouse	815.87	8,782
Warehouse Lean to	296.27	3,189
Warehouse Bothy	125.60	1,352
Total	**1,237.74**	**13,323**
Yard	1,894.00	20,393

Unit 5

Description	Sq. M	Sq. Ft
Warehouse	538.74	5,799
Mezzanine	212.84	2,291
Office/Showroom	87.14	938
Total	**838.72**	**9,028**
Yard	773.00	8,321

Unit 1

Unit 1 – Yard



Unit 2

Unit 5

Unit 5

RENT

Upon Application.

LEASE TERMS

Our clients are seeking to assign or sub-lease their leasehold interests in the subjects which are held on four separate leases.

Further information on the lease terms and rents are available upon request.

VAT

All figures quotes are exclusive of Value Added Tax.

ENERGY PERFORMANCE CERTIFICATES (EPC)

The units have the following EPC rating. Further information upon request

Unit	EPC Rating
Unit 1	C
Unit 2	E
Unit 3	A
Unit 5	B

VIEWINGS

To arrange a viewing of for further information, please contact the sole letting agents:

To arrange a viewing please contact:

CHRIS ION
Partner
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07717 425 298

MOLLY PEETERS
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