

Ryden

FOR SALE

SUBSTANTIAL INDUSTRIAL SITE
9,338 SQ M (100,513 SQ FT)



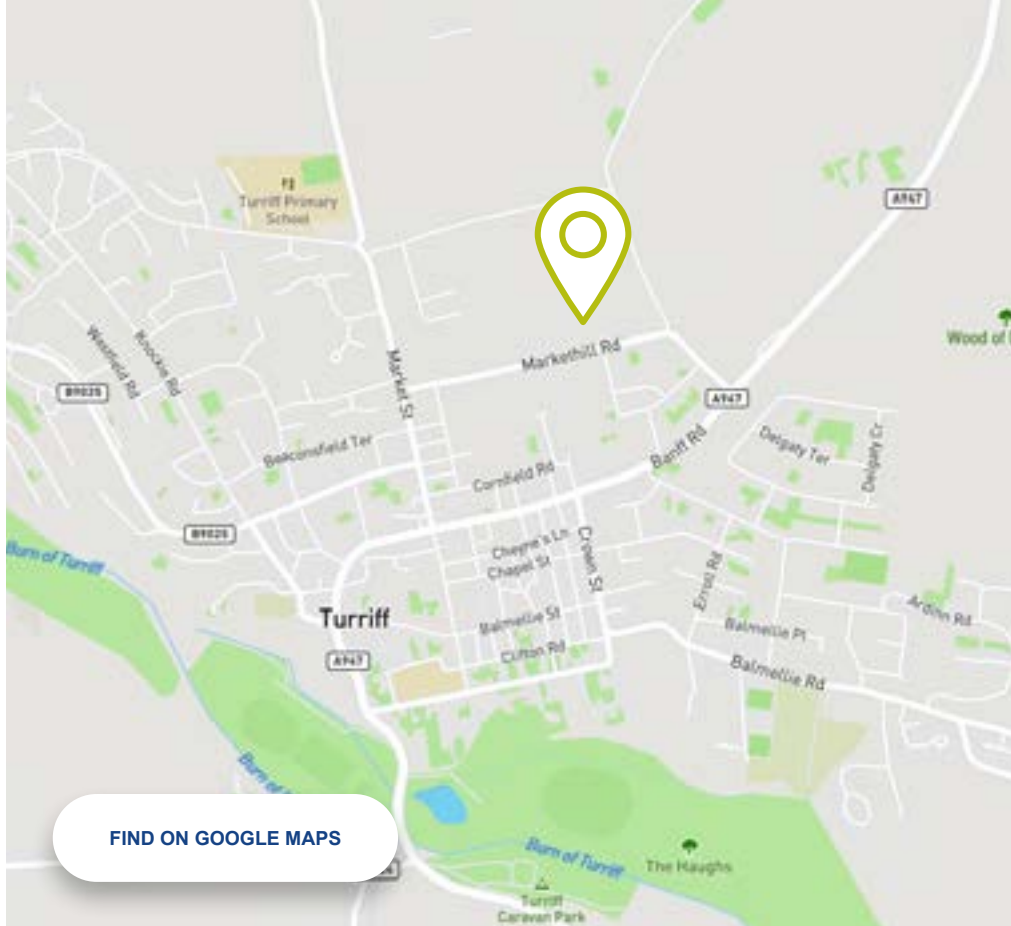
MARKETHILL ROAD
TURRIFF
AB53 4AW

**RARE FREEHOLD
OPPORTUNITY**

**ESTABLISHED
INDUSTRIAL LOCATION**

**AVAILABLE AS A
WHOLE OR IN PART**

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Turriff is an established market town in north Aberdeenshire, situated approximately 35 miles north west of Aberdeen and lying on the A947, providing the principal access road between Aberdeen and Banff.

The property is situated within Markethill Industrial Estate on the north side of Markethill Road, approximately one mile to the north of the town centre.

Occupiers within the estate include; Highland Industrial Supplies, Woodheads Turriff, Turriff Fuels, and Turriff Auto Electrical Services.

DESCRIPTION

The property comprises a substantial industrial and manufacturing complex incorporating a range of workshop, warehouse, office and ancillary accommodation. The original workshop is the largest single building of the complex and is of steel truss frame construction, with an eaves height of approximately 4.7m. The unit has blockwork walls and a multi-pitched 'north light' roof covered in both corrugated asbestos cement sheets and glass panes. Internally, the accommodation is predominantly open plan with a number of offices/staff facilities, stores, and plant areas. A further row of office/staff accommodation is positioned to the front of the property, incorporating a reception area serving the workshop.

Adjoining the original workshop is a later warehouse extension to the north, and is constructed on a steel portal frame to an eaves height of approximately 7.35m. The building has blockwork dado walls with profiled metal cladding above and to the roof. Vehicular access is provided via an electrically operated up-and-over door to the rear.

The eastern elevation part of the complex comprises a further workshop of similar construction, with blockwork walls to the eaves height of approximately 5.60m. Vehicular access is provided via a metal sliding door (11.5m x 4m) to the front. A lower extension to the rear, with an eaves height of approximately 4.5m, provides further accommodation and connectivity with the main workshop.

Externally, the site benefits from two access points from Markethill Road, together with a dedicated surfaced car park to the front that can accommodate approximately 30 vehicles. The complex has extensive circulation, providing vehicular access to the rear of the site.

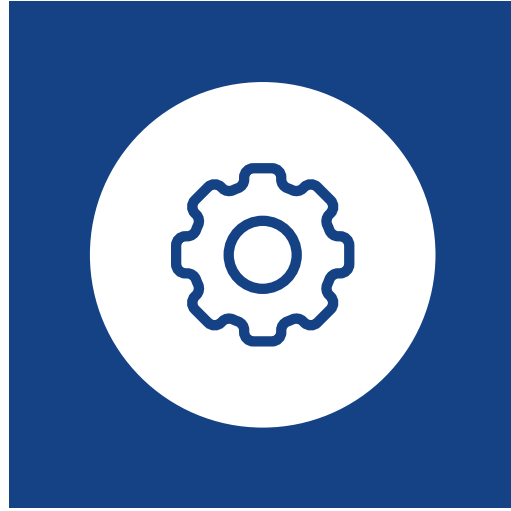
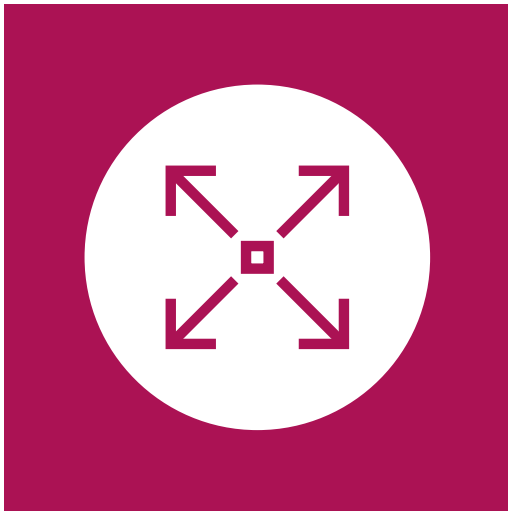
ENVIRONMENTAL/ CONTAMINATED LAND

The whole property, and the land to the north is listed on the Public Register of Contaminated Land within the Aberdeenshire Council area. More information can be found here: <https://beta.sepa.scot/topics/contaminated-land/special-sites/>

Prospective purchasers will be required to satisfy themselves as to the environmental condition of the property and any remediation works that may be required.

**THE PROPERTY IS
SITUATED WITHIN
THE MARKETHILL
INDUSTRIAL
ESTATE**





ACCOMMODATION

The subjects have the following approximate areas:-

	SQ M	SQ FT
MAIN WORKSHOP	5,820	62,646
NORTHERN WORKSHOP	2,000	21,528
WESTERN WORKSHOP	1,210	13,024
OFFICE/STAFF ACCOMMODATION	308	3,315
TOTAL	9,338	100,513

PRICE

Price on application.

The subjects are available for sale as a whole or in part. Further information is available upon request.

EPC

A copy of the Recommendations Report can be provided upon request.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll with a Rateable Value of £206,000 effective from 01-APR-26.

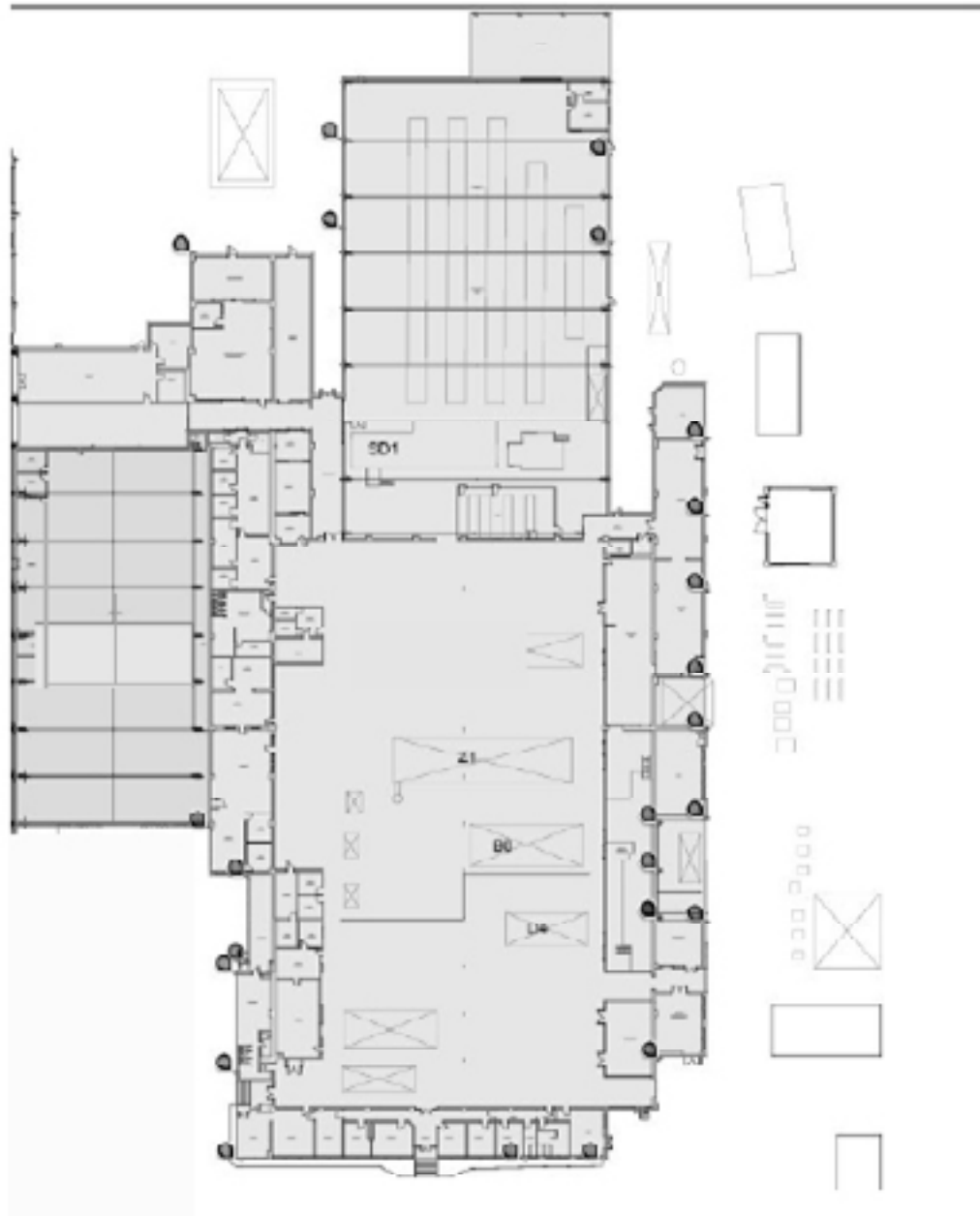
VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the purchaser being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.





ANTI-MONEY LAUNDERING (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including undertaking and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable agents to meet their respective obligations under the Regulations.

ENTRY

Upon conclusion of legal missives.



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GET IN TOUCH

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