

LAURENCEKIRK

Fordoun Aerodrome, Fordoun, AB30 1JR

*Guide Price: £1,250,000 to £1,500,000



- | Substantial Industrial Facility Extending To 73,372 Sq Ft
- | Extensive Industrial Accommodation Including Workshops, Offices, Inspection Sheds And Ancillary Buildings
- | Principal Workshop Fitted With Two 10-Tonne Overhead Gantry Cranes
- | Suitable For Industrial Use (Subject To Any Necessary Consents)
- | Strategic Location Adjacent To The A90 Dual Carriageway Providing Links To Aberdeen And Dundee
- | Large External Storage And Operational Areas Including A 12.75-Acre Pipeyard
- | Extensive Concrete And Hardcore Surfaced Yard Areas Together With Substantial On-Site Parking
- | On A Site Of Approximately 52.28 Acres

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Description

A substantial industrial facility extending to approximately 6,816 sq m (73,372 sq ft) set within a site of approximately 21.16 hectares (52.28 acres). The property comprises extensive industrial accommodation including a detached office building, two inspection sheds, a machine shop with integrated two-storey offices, a detached workshop and office building, terraced workshops, swarf shed, extensive concrete and hardcore surfaced yards, pipe storage areas and areas of undeveloped land.

The site has been developed to support large-scale industrial and engineering operations, benefitting from substantial external storage and yard areas, extensive parking provision and two 10-tonne overhead gantry cranes within the principal machine shop. The detached office accommodation provides a range of open plan and partitioned offices, meeting space, welfare facilities and passenger lift access. The accommodation includes a machine shop extending to approximately 4,076 sq m (43,876 sq ft), a detached workshop and office building extending to approximately 892 sq m (9,605 sq ft), terraced workshops extending to approximately 667 sq m (7,181 sq ft), two inspection sheds extending to a combined 706 sq m (7,603 sq ft) and ancillary office and storage accommodation. In addition, the property includes a hardcore surfaced yard of approximately 0.92 hectares (2.28 acres) and an area of undeveloped agricultural/scrub land extending to approximately 3.92 hectares (9.68 acres).

We have included our Joint Agents Sales Particulars in the Legal Pack which holds more specific information in respect of each building/area.

Location

The property is located on the northern outskirts of Fordoun, Aberdeenshire, approximately 4 miles north east of Laurencekirk and around 20 miles south of Aberdeen. The site occupies a prominent position immediately adjacent to the A90 dual carriageway, one of the principal arterial routes connecting Aberdeen and Dundee, providing road access to the wider North East of Scotland and beyond. Vehicular access is taken via the B966, which adjoins the A90 approximately 1 mile to the north east of the property.

VAT Refer to the legal documentation

Tenure

The property is held Heritable.

Planning

The property lies within the administrative area of Aberdeenshire Council. The site comprises a substantial former airfield which has been developed for industrial and storage purposes and includes extensive workshop, office and yard accommodation. Purchasers may wish to investigate the potential for continued industrial, storage, manufacturing, logistics and related uses, together with any alternative development opportunities, subject to obtaining all necessary consents. Interested parties should make their own enquiries of the Local Planning Authority.

Planning Authority

Aberdeenshire Council - www.aberdeenshire.gov.uk

Bidder Registration

In order to bid you will be required to provide proof of identification, proof of address and source of funds before being authorised to bid.

We will also take a hold on funds from your bank card of £5,000 before you can bid.

Please see our Online Bidding and Registration Guide for further information, but note that as soon as you enter your debit or credit card, the hold on funds will be taken and this amount on your card will be "reserved" for this potential transaction and the amount will be deducted from the balance of your bank account.

Registration for bidding will close at 2pm the day before the auction, after which we cannot guarantee giving you permission to bid at the auction.

Energy Performance Certificate

Workshop and Offices: B23

Standalone Office: A10

Machine Shop: A10

Terraced Workshop: A5

Inspection Phase 1: A5

Inspection Phase 2: A5

ADDRESS	ACCOMMODATION	SQ M	SQ FT
Standalone Office	Office	331	3,566
Inspection Shed	Phase 1	508	5,472
Machine shop	Workshop & Offices	4,076	43,876
Workshop & Offices	Workshop & Offices	892	9,605
Terraced Workshops	Workshops	667	7,181
Swarf Shed	Shed	143	1,541
Inspection Shed	Phase 2	198	2,131
TOTAL GIA		6,816	73,372