



TO LET

END TERRACE INDUSTRIAL UNIT

Gross Internal Area : 409.87 sqm
(4,412 sqft)

End Terraced with Elevation
fronting Harlaw Road

Potential for additional yard if
required

Rental - £27,500 Per Annum



WHAT 3 WORDS

**UNIT 8, HARLAW BUSINESS CENTRE, HARLAW ROAD,
INVERURIE, AB51 4FR**

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Location

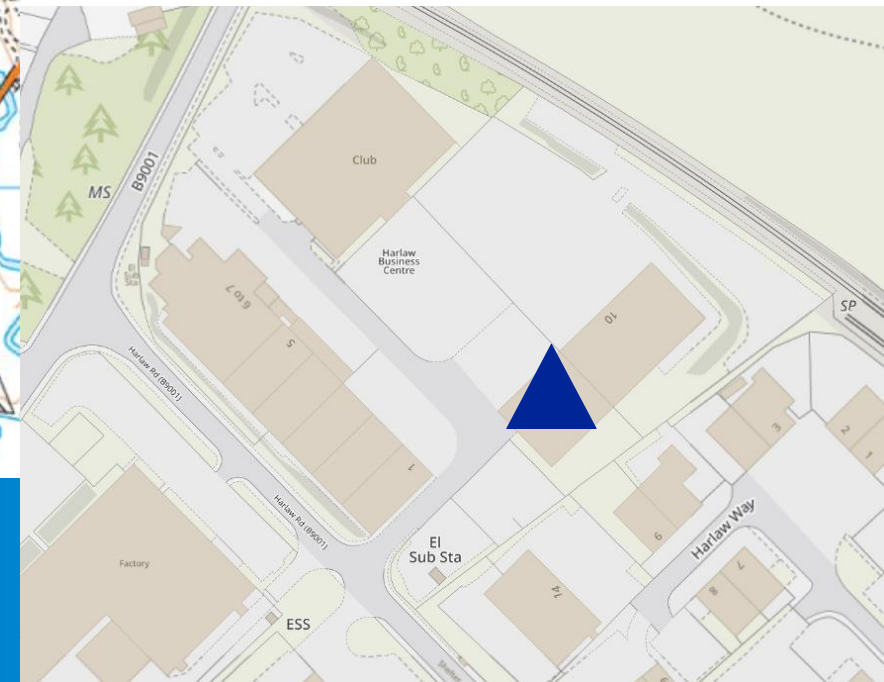
UNIT 8, HARLAW BUSINESS CENTRE, HARLAW ROAD, INVERURIE, AB51 4FR



The subjects are located within Harlaw Business Centre, benefiting from direct access and prominent frontage onto Harlaw Road, one of the main routes through Inverurie.

Harlaw Industrial Estate lies approximately 1.2 miles from the Blackhall Roundabout on the A96.

The surrounding area comprises a diverse mix of industrial, leisure, recreational, and residential uses.



End Terraced Industrial Unit

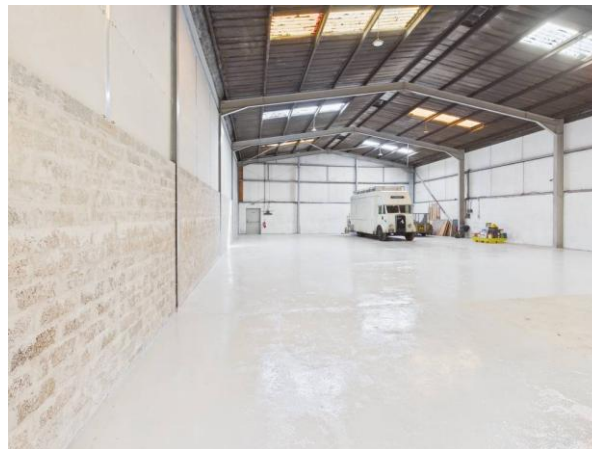


FIND ON GOOGLE MAPS



Description

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The subjects comprise of an end terraced industrial unit of steel portal frame construction with a concrete floor. The block walls are to dado height with cladding thereafter with the roof over being pitched.

Internally, the flooring is of a concrete finish with the walls and ceilings being to the inside face of the blockwork and cladding with an eaves height of 5.27M.

Access to the property is via a pedestrian door or a roller shutter door measuring 5.9M wide by 7.06M high.

The unit further benefits from 3 phase power.

Accommodation

	m ²	ft ²
Workshop	409.87	4,412

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

£27,500 per annum.

As is standard practice this will be payable quarterly in advance.

Lease Terms

The subjects are available on a new full repairing and insuring lease of negotiable duration. Any medium to long term lease duration will be subject to upward only rent review provision.

Rateable Value

The subjects are currently entered in the Valuation Roll as part of a larger entry and will require to be re-assessed upon occupation.

Indicative figures can be provided upon request but are for guidance purposes only.

Additional Yard

There is potential to lease a 9.300sqft yard located opposite the unit for an additional rental. Further information can be provided upon request.

Energy Performance Certificate

The subjects currently have an EPC rating of 'A'. Further information and a recommendations report are available to seriously interested parties upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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