

INDUSTRIAL TO LET

# Unit 5a Midmill Business Park

Tumulus Way | Kintore | AB51 0TG



## LOCATION

The subjects are located on the south side of Tumulus Way within Midmill Business Park, a modern industrial park in the commuter town of Kintore which lies approximately 13 miles north west of Aberdeen. Midmill Business Park benefits from excellent connectivity. The estate is accessed from the B987 which links onto the A96, providing access north towards Inverness and in-turn connects with the A90, Aberdeen's gateway to the south.

Kintore benefits from a variety of amenities, including a Co-op and Sainsbury's Local nearby.



## DESCRIPTION

The subjects comprise a detached industrial facility with offices to the front and car parking plus substantial yard area situated within a self-contained site.

The property is of steel portal frame construction off a concrete floor with blockwork walls and profiled metal sheet cladding above, under a pitched clad roof.

The workshop benefits from the following specification:

- 7 metre eaves
- High bay lighting
- Vehicle access via 2 electric roller shutter doors
- Overhead Cranes – 2 no. 3.2 tonne and a 5 tonne
- Secure yard area with washbay and interceptor

## ACCOMMODATION

The premises extend to the following approximate gross internal floor areas:

Demise	Sq M	Sq Ft
Warehouse	555.16	5,976
Office	339.34	3,653
<b>TOTAL</b>	<b>894.50</b>	<b>9,628</b>

The subjects also benefit from a tarmac surfaced yard area which extends to approximately 3,086.66 sq m (33,225 sq ft).



## LEASE TERMS

The premises are currently held on a lease expiring 19 October 2033. There is a tenant only break option on 20 October 2028.

Our client is looking to assign their lease although consideration will be given to sub-leases.

## RENTAL

£110,000 per annum.

## RATEABLE VALUE

£82,000 effective from 1 April 2023

Rates Payable - £45,428

## VAT

All figures quoted are exclusive of Value Added Tax.

## ENTRY

Immediate upon conclusion of missives.

## ENERGY PERFORMANCE CERTIFICATE

Further information is available upon request.

## ANTI MONEY LAUNDERING REQUIREMENT

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.




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