

INDUSTRIAL TO LET / MAY SELL

North Meadows

Oldmeldrum | Aberdeenshire | AB51 0GQ



LOCATION

The subjects are located within the small Aberdeenshire town of Oldmeldrum, which is located around 19 miles north west of Aberdeen and 5 miles north east of Inverurie. The town has a population of around 3,000 and facilities include primary and secondary schools and two eighteen hole golf courses.

The property is located within the established Colpy Road Industrial Estate and occupies a prominent location to the western edge of the estate. The property benefits from a direct access off the B1970 which forms the western ring road around the town.



DESCRIPTION

The subjects comprise a modern detached industrial unit set within a self-contained site that is secured with a palisade fence with double gate entrance. The unit benefits from a large yard area which is finished in a mixture of concrete and hardcore surfaces.

The property is of steel portal frame construction off a concrete floor with profiled metal sheet cladding.

The subjects benefit from the following specification:

- 10 metre eaves height
- 3 phase power
- 3 no. electric roller shutter doors (H: 5.55m, W: 5.90; H: 4.90, W: 5.90)
- Front canopy / loading area
- 2 no. 10 tonne overhead gantry cranes
- Small office with staff welfare / WCs

ACCOMODATION

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

Demise	Sq M	Sq Ft
Warehouse	4,177.61	44,967
Office	72.64	782
Canopy	970.38	10,445
TOTAL	5,220.62	56,194
Hardcore Yard / Parking	731.48	7,874
Concrete Yard	9,935.75	106,947
Hardcore Yard	6,012.73	64,720

The site extends to approximately 3.047 hectares (7.53 acres) or thereby.



RENTAL

£350,000 per annum.

All rents quoted are exclusive of VAT and payable quarterly in advance.

LEASE TERMS

The property is available on a new Full Repairing and Insuring lease.

PRICE

Upon Application

RATEABLE VALUE

£332,000, effective from April 2026.

ENERGY PERFORMANCE CERTIFICATE

Further information is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be responsible for any LBTT and Registration Dues, if applicable.

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.





DRAC

VIEWINGS & OFFERS

For further information or viewing please contact the sole selling agent:



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March 2026

