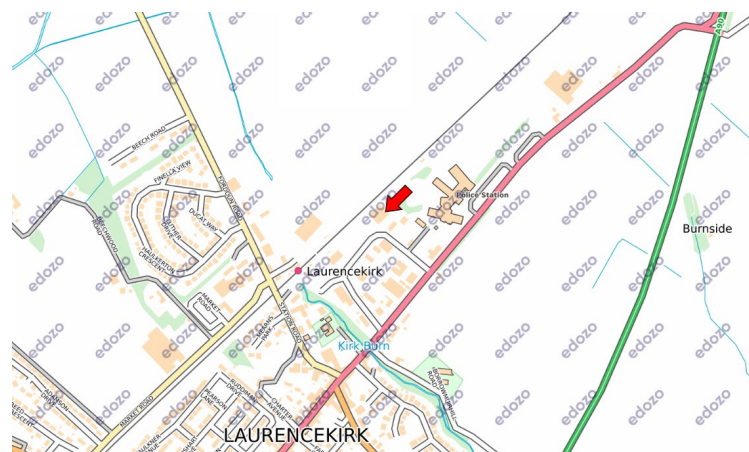




Factory
Laurencekirk Business Park
Laurencekirk, AB30 1EY

- Established Industrial Location
- Close Proximity to A90
- Suitable for a Variety of Uses - Including Food Related Processing Uses
- Extends to 1,143.91 sq.m. / 12,313 sq.ft.
- Site extends to 0.95 acres



LOCATION

Laurencekirk is the largest settlement within southern Aberdeenshire and lies immediately to the west of the A90 trunkroad approximately 28 miles to the south of Aberdeen and 36 miles to the north of Dundee.

The subjects are located within the Laurencekirk Business Park, a well established industrial and commercial location to the north of Laurencekirk's centre with easy access to the A90. Surrounding occupiers are mixed commercial in nature, including Mearns Fitness and the Co-op.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a substantial industrial unit of steel portal frame that is externally clad with metal sheeting held under a multi pitched roof.

Internally, the subjects are divided to provide offices, production area and warehousing. Within the office area, there are staff canteen and changing facilities.

The warehouse and production area provides substantial space with the

warehouse benefiting from storage racks and eaves height of 6 metres.

Vehicle access is provided by way of a roller door and separate pedestrian access. The warehouse and packing area benefit from concrete floors and modern LED lighting.

The unit also benefits from a large secure yard.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), to arrive at the following Gross Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Office/Staff	131.37	1,414
Warehousing/ Production	1,012.54	10,899
Total	1,143.91	12,313

The total site extends to approximately 0.95 acres or thereby.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £61,000.

The unified business rate for the year 2024/2025 is 54.5p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers invited for the heritable interest.

Alternatively, the subjects may be available To Let on standard commercial terms for a term to be agreed.

Further information is available from the Sole Agents.

VIEWING

Viewing is through the Sole Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



Grant Robertson

Director

01382 200064

Grant.Robertson@g-s.co.uk



Chris Ion

Partner

01224 625024

Chris.Ion@g-s.co.uk

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2025

