

INDUSTRIAL

FOR SALE / MAY LET

LANDED.

Real Estate

Unit 19c Camiestone Road

Thainstone Business Park, Inverurie
AB51 5GT

221.74 sq m (2,385 sq ft)



Location

The subject is located off Camiestone Road, within Thainstone Business Park, a modern industrial park located approximately 15 miles north west of Aberdeen City Centre. Thainstone Business Park has immediate access to the A96 Aberdeen to Inverness route, with the nearest Aberdeen Western Peripheral Route (AWPR) junction located 8.6 miles south east, providing seamless access to the north, west, and south of Aberdeen.

Inverurie Town Centre is located 2 miles north, providing excellent amenity to occupiers of Thainstone Business Park



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Description

The subject comprises a semi-detached industrial facility benefitting from ancillary office accommodation and a mezzanine level currently utilised for light storage and office accommodation.

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:

- 5.5 metre eaves (6.6 metres to apex)
- High bay lighting
- Vehicle access via an electric roller shutter door (H: 3.45m W: 3.00m)
- 3 phase power supply

Energy Performance Certificate

Further information is available upon request.





Accommodation

The subjects extend to the following approximate net internal floor areas:

Demise	Sq M	Sq Ft
Warehouse	75.65	814
Ground Floor Office	68.35	736
Mezzanine / First Floor Office	77.74	835
TOTAL	221.74	2,385

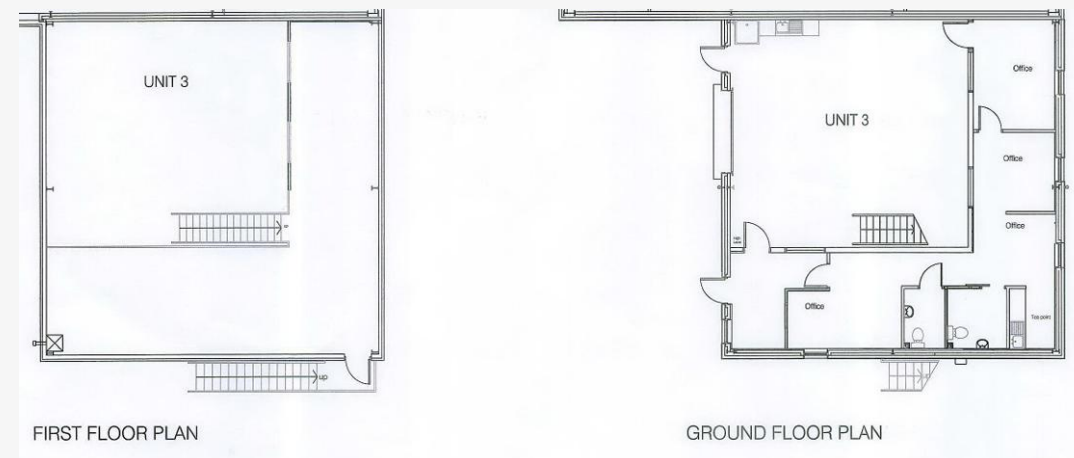
The subject benefit from a tarmac surfaced yard area to the front of the property with the potential to install a fence to create secured storage.

Price

Offers over £170,000 are invited for our client's Heritable interest in the property. ***This property is not elected for VAT.**

Rent

Consideration may be given to leasing the property. Rent upon application



Rateable Value

The property is currently entered into the Valuation Roll as separate entities. Further information and advice available upon request.

Date of Entry

Upon conclusion of legal missives.



Anti Money Laundering

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.

Viewings & Offers

For further information or viewing please contact the sole agent.

LANDED.

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