



TO LET / FOR SALE

FORDOUN AERODROME

Fordoun / Laurencekirk / AB30 1JQ

**SUBSTANTIAL INDUSTRIAL FACILITY
WITH OFFICES & SECURE YARD
6,816 SQ M (73,372 SQ FT)**

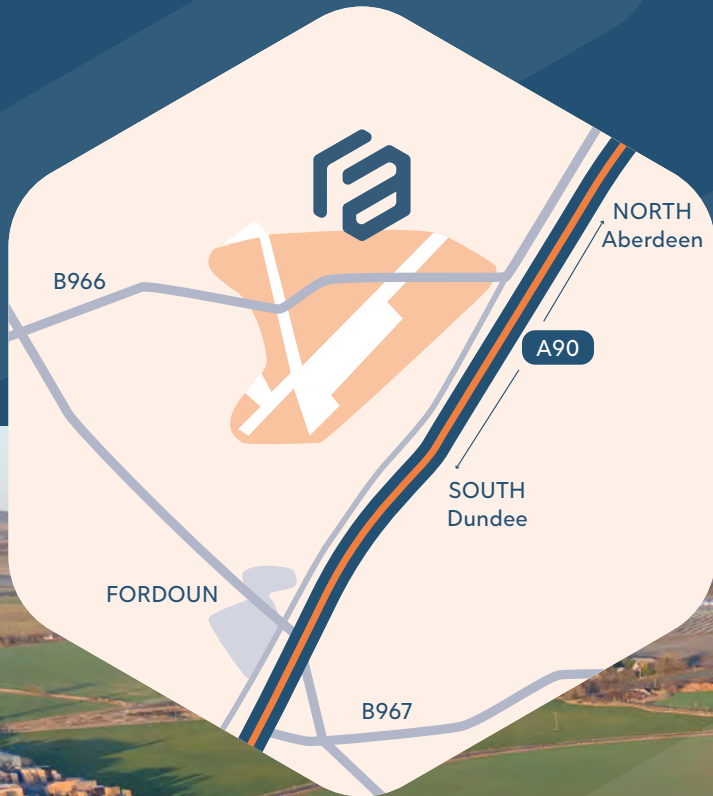
MODERN INDUSTRIAL PREMISES

AVAILABLE AS A WHOLE OR IN PART

SUBSTANTIAL YARD

OVERHEAD CRANES





LOCATION

The subject site is located at the northern periphery of Fordoun. Fordoun itself lies approximately 4 miles to the north east of Laurencekirk and around 20 miles south of Aberdeen.

The subject site lies adjacent to the A90 dual carriageway on its west side, and vehicular access is taken from the B966, which adjoins the A90 approximately 1 mile to the north east of the site.



DESCRIPTION

The total site area of the subjects is approximately 21.16 hectares (52.28 acres). It has been developed in two separate phases to provide two large pipeyards, a stand-alone office building, two inspection sheds, a machine shed with two storey internal offices, a detached warehouse with two internal storey offices, a terrace of three basic stores and a partly enclosed swarf shed.

OFFICE BUILDING

The office building is situated to the front (north-east) of the subjects, with car parking for approximately 27 cars provided by way of a tarmac surfaced parking area to the east of the office building adjacent to the subjects' main access. The office building is situated to the front of the site, with car parking for approximately 27 cars. The building provides a kitchen/ mess room, locker room with shower, office, toilet facilities and external plant room at ground floor level and an open plan office, with partitioned offices, meeting room and kitchen at first floor level. Access to the first floor level is provided by stairs and a four-person lift situated adjacent to the main entrance.

Lighting is provided by recessed LG3 modular light fittings and all rooms are fitted out with comfort cooling. Additional heating in some areas is provided by wall mounted electric panel radiators.

INSPECTION SHED - PHASE 1

The inspection shed is situated approximately 35 metres south-west of the detached office building. The building is of steel portal frame construction incorporating a smooth cement base course with upper walls clad in profile steel sheets. The walls at the gable end incorporate horizontal slots to allow pipes to pass from one end of the building to the other. The roof is pitched and is clad in profile steel sheets incorporating translucent roof panels. The building sits on top of a concrete surfaced ramp and access into the building is provided by two electrically operated steel roller shutter doors.

The floor is concrete surfaced and walls and ceilings are unlined. Lighting is provided by LED lights, however, there is no fixed heating supply. The building provides a restrictive eaves height rising from around 0.49 metres to around 2.05 metres.

INSPECTION SHED - PHASE 2

We understand that the inspection shed was constructed in 2011 and is situated at the south-west end of the Phase 1 pipeyard. The building is of steel portal frame construction with walls and roof clad in profile steel sheets, and the floor is concrete surfaced. The roof cladding incorporates translucent panels. There are two horizontal slots incorporated within both gable ends, in line with its current use. Vehicular access is provided by a steel roller shutter door.

SWARF SHED

Located to the east of the machine shop, is a partly enclosed swarf shed. Restrictive eaves height rising from around 0.49 metres.





PIPEYARD - PHASE 2

The Phase 2 pipeyard is situated to the southwest of the Phase 1 pipeyard. A concrete surfaced link provides access from the Phase 1 pipeyard to the Phase 2 pipeyard.

The Phase 2 pipeyard extends to a total of approximately 5.16 hectares (12.75 acres) and is roughly of a triangular shape. The designated storage areas incorporate concrete plinths and gravel pipe laydown areas for pipe storage purposes. A discharge basin is situated around the east corner of the pipeyard area.

MACHINE SHOP

The machine shop is located to the north-west of the Phase 2 pipe yard and has restrictive eaves heights rising from around 0.49 metres to around 2.05 metres. The building comprises a substantial workshop with two storey offices. A number of small slot openings have also been incorporated within the south elevation of the building, which allow pipes to move into and out of the workshop. Internally, the workshop is finished to a good standard. Floors are concrete surfaced and walls are painted concrete block to dado height with insulated steel cladding thereafter.

High bay LED lights provide lighting and heating is by way of approximately five gas fired warm air blower space heaters.

Vehicular access into the workshop is provided by a steel roller shutter door.

The workshop has been fitted out with two 10 tonne gantry cranes, which reduce the eaves height of the workshop from a maximum of around 8.50 metres to around 7.20 metres. Two storey offices are located within the western section of the building. At ground floor level there are offices, maintenance store, mess room, locker room and male, female and disabled toilets. At first floor level there is an open plan office, with separate boardroom, a comms room and future expansion space.

External access into the offices is provided by way of a single pedestrian entrance within the west elevation, which in turn leads to an entrance lobby comprising stairs and a two person lift, which provides access to the first floor accommodation.

Ancillary concrete surfaced yard has been created to the north and south of the building. A concrete surfaced area to the south-west of the building provides ancillary car parking for approximately 38 cars.

To the west of the machine shop, there is a further concrete surfaced demise, which is marked out to provide approximately 50-60 car parking spaces.





WORKSHOP & OFFICE BUILDING

This building comprises a detached workshop with two storey offices. The building comprises of three separate warehouse units, which have since been interlinked by removing part of the internal concrete block walls. Vehicular access is by way of three steel roller shutter vehicular doors.

The offices comprise of two offices, kitchen, workshop office and female/disabled and male toilets at ground floor level and two offices and a store/office at first floor level.

Access to the first floor accommodation is by a stairwell adjacent to the offices external entrance. They require substantial refurbishment prior to occupation.

TERRACED WORKSHOPS

The terrace of three workshop stores is situated to the south-west of the workshop and office building. The workshops are of steel portal frame construction with infill concrete block walls under three pitched roofs clad in profile steel sheets incorporating translucent panels. Two of the units have externally rendered walls whilst walls of the remaining unit are externally clad in profile steel sheets. Each unit incorporates a vehicular door within the south elevation.

Internally, the two northmost units are interconnected and provide an eaves height of around 4.50 metres. Floors are concrete surfaced, walls are of unlined painted concrete block and ceilings are lined in insulated panels. Lighting is provided by way of high bay sodium lamps, however, there is no fixed heating provision. The single warehouse unit provides a minimum eaves height of around 2.70 metres rising to 4.15 metres. The floor is concrete surfaced.

HARDCORE AREA

An area of hardcore surfaced yard is to the south-west of the terraced workshops. The yard is regularly shaped and extends to approximately 0.92 hectares (2.28 acres).

GENERAL

Also forming part of the subjects is an area of undeveloped agricultural/scrubland extending to approximately 3.92 hectares (9.68 acres).

ACCOMMODATION

The subjects have the following Approximate areas:-

Description	sq m	sq ft
Standalone Office	331	3,566
Inspection shed (Phase 1)	508	5,472
Machine shop (Workshop & Offices)	4,076	43,876
Workshop & Offices	892	9,605
Terraced Workshops	667	7,181
Swarf shed	143	1,541
Inspection shed (Phase 2)	198	2,131
TOTAL	6,816	73,372

RENT/SALE PRICE

Upon application.

LEASE TERMS

The subjects are available on a new lease. Any medium to long term lease will provide for periodic rent reviews.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £488,000 effective from 01-APR-23. This is expected to rise to £500,000 effective from 01-APR-26.

EPC

Available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

ENTRY

Immediate upon the conclusion of legal formalities.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.



GET IN TOUCH

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