

INDUSTRIAL / STORAGE

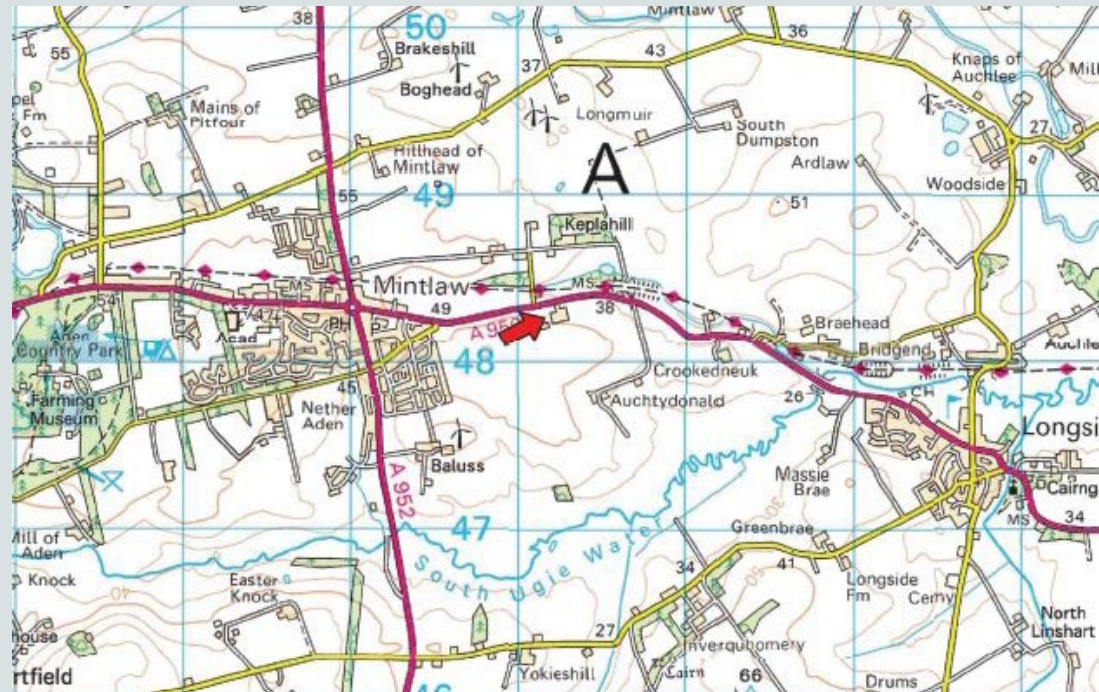
**Sheds 1-6 Mintlaw
Blends, Longside
Road, Mintlaw
AB42 5EJ**

- 6 individual industrial units
- Units available from 206.47 sq m (2,222 sq ft)
- Extending to 4,047.33 sq m (43,566 sq ft)
- Flexible lease terms available
- Prominent roadside position adjacent to the A952

**FROM 206.47 SQ M (2,222
SQ FT) TO 4,047.33 SQ M
(43,566 SQ FT)**



No dedicated office or staff accommodation is provided within the units; however, space is available on-site for modular office accommodation, subject to occupier requirements. Toilet facilities are available within existing on-site modular accommodation.



Property Details

A communal wash-bay with interceptor is available.

The units have most recently been utilised as grain storage but are suitable for a variety of industrial and storage uses (Class 5 & 6), subject to the necessary consents.

ACCOMMODATION

Measured on a Gross Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Shed 1	206.47 sqm	(2,222 sq ft)
Shed 2	360.31 sqm	(3,878 sq ft)
Shed 3	1024.74 sqm	(11,030 sq ft)
Shed 4	1028.24 sqm	(11,068 sq ft)
Shed 5	1085.36 sqm	(11,683 sq ft)
Shed 6	438.21 sqm	(4,717 sq ft)
Total	4,143.33 sqm	(44,598 sq ft)
Yard	1,106.71 sqm	(11,913 sq ft)

SERVICES

The property is served with mains electricity.
Water and waste facilities can be found on-site.

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ENERGY PERFORMANCE

The property qualifies as a Low Energy Building and is therefore exempt from requiring an EPC. Further information is available upon request.

RENT

The accommodation is available on flexible full repairing and insuring lease terms.

Shed 1	£8,000 per annum (exc VAT)
Shed 2	£16,000 per annum (exc VAT)
Shed 3	£40,000 per annum (exc VAT)
Shed 4	£40,000 per annum (exc VAT)
Shed 5	£40,000 per annum (exc VAT)
Shed 6	£22,000 per annum (exc VAT)
Yard	£6,000 per annum (exc VAT)

NON-DOMESTIC RATES

The rent is inclusive of non-domestic business rates.

SERVICE CHARGE

A service charge will be payable to cover the cost of the maintenance, upkeep and repair of the common parts of the building and development.

Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

Further details are available on request.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing tenant will be responsible for their own legal costs. Any ingoing tenant will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.

DM Hall Commercial Department

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