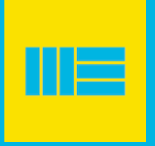


SPURRYHILLOCK INDUSTRIAL ESTATE

STONEHAVEN, AB39 2NH



Former Bus Depot - Industrial warehouse, ancillary office/staff area & substantial yard available in Stonehaven, Scotland.

INDUSTRIAL - LONG-LEASEHOLD INTEREST **PREMIUM OFFERS INVITED**

4,555 SQ FT

(423 SQ M)

- Close proximity to Stonehaven town centre and Aberdeen
- Held on a long-term ground lease expiring Oct-2082
- Easy access to A90 & A92
- 4 large roller shutter doors
- Substantial concrete yard

MONTAGU-EVANS.CO.UK

SPURRYHILLOCK INDUSTRIAL ESTATE, STONEHAVEN, AB39 2NH

OVERVIEW

GIA total	4,555 sq ft
Site Area	0.29 ha (0.72 ac)
Ground Rent	£16,500 per annum
Rent Reviews	5 yearly, next review is 11/11/2028
Premium	Offers Invited
EPC Rating	TBC
Rateable Value	£46,000 (£22, 126 payable)

DESCRIPTION

The property was formerly used as a bus depot, with warehouse space alongside ancillary office accommodation and staff facilities. The property benefits from a generous concrete yard area surrounding the building on three sides, offering circa 15% site coverage. The property is held on a long-leasehold basis, with the ground lease expiring on 10 October 2082 and a current ground rent of £16,500 per annum.

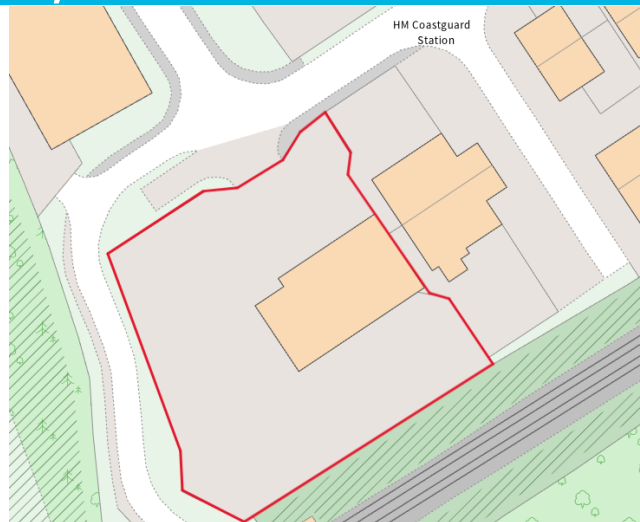
The warehouse is constructed with brick elevations, beneath a pitched roof clad in corrugated fibre cement sheeting with translucent skylights, with a concrete floor internally. It is sub-divided into a main workshop area with three large roller shutter doors, alongside an additional wash bay space with another large roller shutter door. The office/staff accommodation is within a brick built extension, with a mono-pitch profile metal clad roof. The site is secured by steel palisade fencing with security gates.

LOCATION

Stonehaven is a harbour town located in Aberdeenshire, approximately 16 miles south of Aberdeen, 50 miles north of Dundee, 112 miles north of Edinburgh and 131 miles north-east of Glasgow.

The property is located on a corner plot on the south-west side of Spurryhillock Industrial Estate. Spurryhillock is a significant industrial estate featuring manufacturing and service-oriented businesses. The property benefits from excellent road connections being a short distance east of the A90 dual carriageway, linking Aberdeen with Dundee, Perth and Edinburgh (via the M90) to the south together with Peterhead and Fraserburgh to the north via the Aberdeen Western Peripheral Route. The A92 trunk route is also a short distance to the south. There are various other large industrial/commercial estates in the wider area including Badentoy Industrial Estate in Portlethen, Gateway Business Park and the south Aberdeen industrial estates at Altens, East and West Tullos. The property is located approximately 1¼ miles west of Stonehaven town centre.

Nearby commercial occupiers include Deeside Timberframe, GPH Builders Merchants, Cyan Renewables and Howdens.



VIEWING & FURTHER INFORMATION

EUAN JARVIS

07385 504825 - euan.jarvis@montagu-evans.co.uk

KEITH HUTCHISON

07867 655594 - keith.hutchison@montagu-evans.co.uk



Find more properties @ montagu-evans.co.uk

Misrepresentation Act 1967. Montagu Evans LLP 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 guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Montagu Evans LLP nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. Generated on 17/03/2026