



FOR SALE

# RARELY AVAILABLE COLD STORAGE DISTRIBUTION CENTRE

Carnie Road / Kintore / Inverurie / Aberdeenshire / AB51 0QH  
50,000 sq.ft facility on a 9 acre site



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**RARELY AVAILABLE COLD STORAGE**  
**DISTRIBUTION CENTRE**



**Location**

The property is located within Midmill Business Park, Kintore, a well known industrial location north west of Aberdeen with immediate access to the A96 Aberdeen to Inverness road.

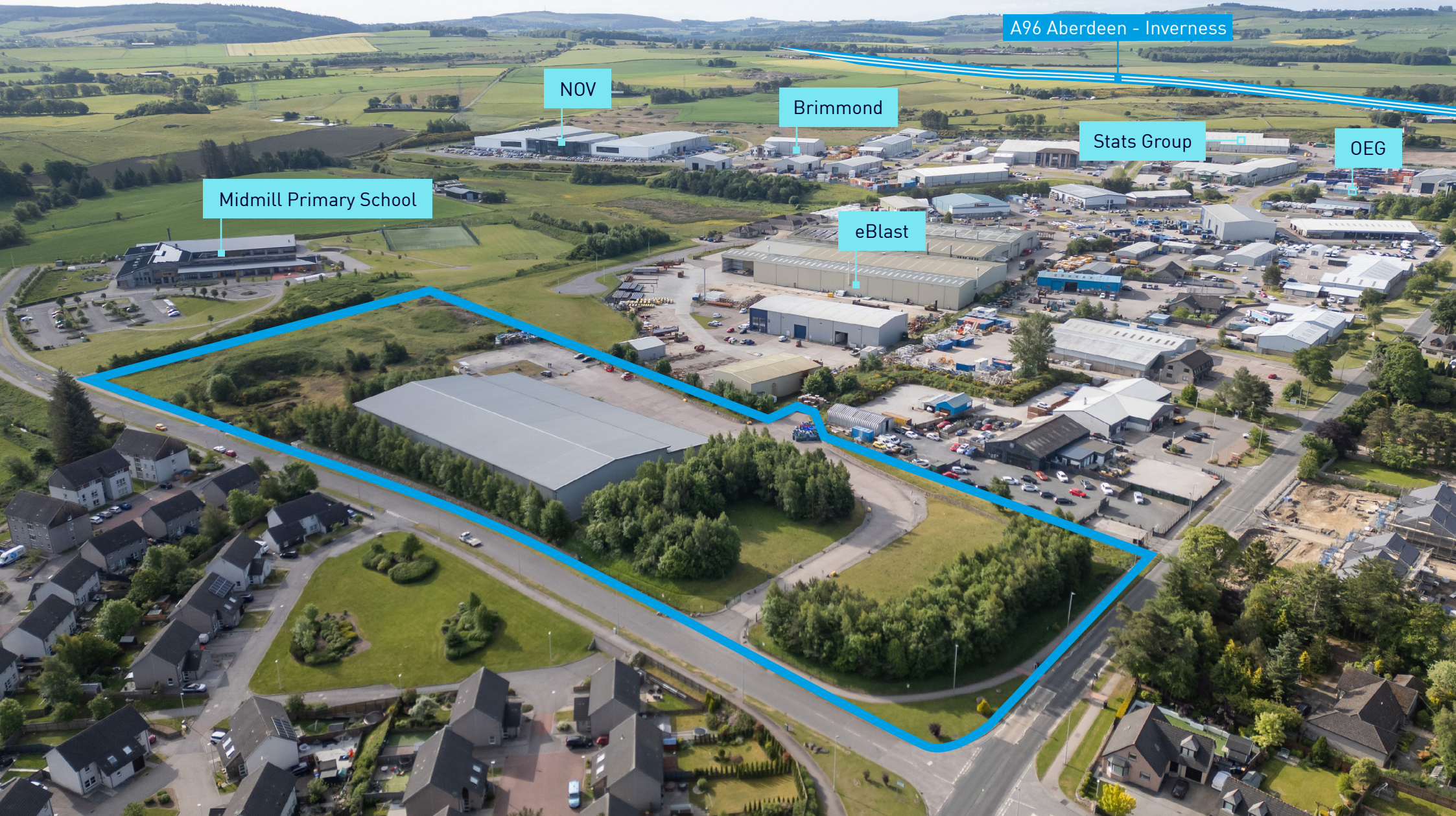
The unique facility is ideally positioned to serve the north east of Scotland and beyond, being located only seven miles from the Craibstone junction of the Aberdeen Western Peripheral Route (AWPR).



Aberdeen .....	12 miles
Dundee .....	74 miles
Edinburgh .....	135 miles
Glasgow .....	154 miles
Inverness .....	92 miles
Peterhead .....	38 miles



LOCATED WITHIN MIDMILL BUSINESS PARK,  
KINTORE, A WELL KNOWN INDUSTRIAL  
LOCATION NORTH WEST OF ABERDEEN



A96 Aberdeen - Inverness

NOV

Brimmond

Stats Group

OEG

Midmill Primary School

eBlast



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**Accommodation**

The rarely available fully fitted cold storage distribution centre comprises a modern facility constructed of steel portal frame construction and cladded elevations. The detached facility on a low density site offers a rare opportunity to acquire a fully fitted out cold storage and distribution unit with site expansion potential. Validated planning permission is already in place for future expansion.

The accommodation comprises the following:

Description	Sq.ft	Sq.m
<b>Whole facility</b>	<b>53,326</b>	<b>4,954.20</b>

The total site extends to 8.98 acres  
 (3.63 hectares)



**Specification**

Dry Storage areas	Cold Stores with temperature controlled racking	Two blast freezers
Fulfilment and packing/distribution rooms	Stelvetite CES panels throughout	Three dock door levellers
One surface level door	Significant power available to site: 650 Kva	Transformer on site
Staff welfare facilities including production office, staff canteen, locker rooms and WCs		Concrete yard with 30m yard depth





## Technical Information

### Coldstore Chambers

- ✿ Chambers 1 & 2 each provide storage capacity for up to 1,144 pallets
- ✿ 22 lanes wide x 7 deep x 4 high and 22 lanes wide x 6 deep x 4 high Stow drive-in racking)
- ✿ Each chamber can targets temperatures of -22°C

### Picking Freezer

- ✿ Picking area provides storage capacity for up to 498 pallets
- ✿ 164 pallets x 3 pallets high Stow pallet racking plus 6 ground based pallet spaces
- ✿ The picking freezer targets temperatures of -22°C

### Blast Freezer

- ✿ Floor based storage capacity allowing for up to 24 pallet spaces
- ✿ Target temperature of -28°C

### Dry Storage

- ✿ Capacity for storage capacity up to 248 pallets
- ✿ 62 pallets x 4 high on Stow and Premier Hi-Lo pallet racking

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**Further information on technical specifications can be provided to genuinely interested parties.**  
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## North East Food and Drink

Food, drink and agriculture make up a significant part of the economy in the north east and this sector directly **employs 22,000 people**. The region is home to various food and drink brands enjoyed round the world, contributing an estimated **20% of Scotland's food and drink industry output**.

Industry ambition is to grow North East's food, drink, agriculture and seafood sectors and double exports by 2030, **reflecting Scotland's Food and Drink 2030 ambitions**. Various development projects are currently underway within the region to support this including the ONE SeedPod project and the Seafood Transformation project.



### Sale Terms

Offers over £2,500,000 are invited for our clients heritable (Scottish equivalent of English Freehold) interest of the whole site.

### EPC

EPC Rating: XYZ (2025)

### Rateable Value

The subjects have a Rateable Value of £327,000. This produces a Rateable Value of £185,736 for the year 2025/2026.

### VAT

All prices are quoted exclusive of any VAT that may be applicable.

### Entry

Immediately upon conclusion of legal formalities.

### Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.



## Anti Money Laundering Regulations

To comply with Anti-Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers which will at the minimum include proof of identity/address and funding. This will be required upon agreement of Heads of Terms.

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## Viewing & Offers

Viewing is strictly by appointment only via the sole selling agents. All formal offers should be submitted in Scottish legal form.

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