

For Sale / To Let



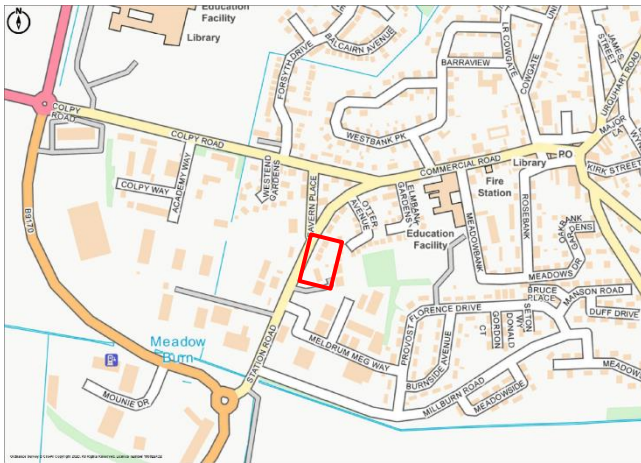
Secure industrial site with large yard and 10 tonne crane in situ

Unit 3, North Meadows, Oldmeldrum, Aberdeenshire, AB51 0GQ

Location

The subject property is located on the outskirts of the popular market town of Oldmeldrum, located within North Meadows Industrial Estate just off Station Road.

Oldmeldrum is located 5 miles north-east of Inverurie and approximately 18 miles north-west of Aberdeen. The property is located within the Formartine area of Aberdeenshire and is in close proximity to the Oldmeldrum bypass, as well as the B9170 leading to Inverurie hereby providing good access to the A96.



Description

The property comprises a detached industrial unit with ancillary office accommodation and welfare facilities on the ground floor, as well as a mezzanine area on the first floor level. Externally, the advantages of this property include a large secure concrete yard with separate access, in addition to a dedicated parking area to the front.

The building is of steel portal frame construction off a painted concrete floor, with concrete dado walls and profile metal cladding above under a pitched roof.

The workshop benefits from an eaves height of approximately 7.70m, there is also a 10 tonne crane in situ, with a floor to underside of crane height measuring 6.59m. Vehicle access is provided by two electrically operated roller shutter doors, on two elevations. Lighting to the warehouse is via high bay LED lighting and heating is provided by an oil warm air blower.

The offices are located to the front of the unit, along with the reception and welfare facilities, including a shower, locker-room and canteen area. There is a mezzanine area accessed via the warehouse.

The offices benefit from ceiling mounted lighting, carpet tile flooring and painted plasterboard walls. Heating is provided by a mixture of electric panel heaters and air-conditioning. Perimeter trunking is also provided.

Accommodation

We calculate the approximate gross internal floor areas to be as follows:-

Description	Sq.m	Sq.ft
Warehouse	555.35	5,978
Ground Floor Office/Welfare Area	118.13	1,272
Mezzanine	109.96	1,184
Total	783.44	8,434
Concrete Yard	3,015.26	32,456

The above areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Sale price

We are instructed to seek offers in excess of £550,000 for our client's Heritable Interest (Scottish equivalent to English Freehold).

Lease Terms

The subjects are available as a whole on the basis of a new full repairing and insuring lease. The quoting rent is £84,500 per annum.

Rateable Value

Rateable value is tied into a larger property, as such the rateable value will need to be reassessed in the future.

Energy Performance Certificate

The property requires to be reassessed upon conclusion of refurbishment works. A copy of the certificate can be made available upon request, once completed.

Entry

Date of entry to be agreed upon conclusion of legal missives.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax and registrations dues, as applicable.

VAT

All prices quoted in the schedule are exclusive of VAT.

Contact

For further information, or to arrange a viewing, please contact Knight Frank:



Scott Hogan
T: 01224 415 956
M: 07468 729768
scott.hogan@knightfrank.com



David Gavan
T: 01224 415962
M: 07977 713681
david.gavan@knightfrank.com

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2024. Photographs dated April 2023

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

