

# DM HALL

## To Let

### Industrial

Unit 1  
Mains of Keithfield  
Methlick  
AB41 7HJ



688.68 SQM  
(7,413 SQ FT)

# Property Details

- Immediate availability
- Eligible for small business rates relief
- 5 tonne travelling crane in situ
- Available in whole or in part
- £35,000 per annum

## LOCATION

The property is located in a rural setting approximately 7 miles to the west of Ellon, 6 miles to the northeast of Oldmeldrum and 10 miles to the northeast of Inverurie. Located just off the B9170 on Haddo Estate.

## DESCRIPTION

The property comprises a detached industrial building of steel portal frame construction, the walls having been clad in roughcast concrete blockwork to dado height, whilst the upper sections are clad in profile metal sheeting. The roof section over is pitched and clad with insulated profile metal sheeting incorporating translucent panels.

Internally, the workshop is laid to concrete, whilst the walls and ceilings are unlined and finished to the inside face of the external material. The workshop provides an eaves height of 6.25 meters. One 5 tonne travelling gantry crane is in situ. Vehicular access to the workshop is provided via two metal roller doors located on the south and west elevation.



# Property Details

A second workshop adjoins this building to the north. This building is of stone construction under a pitched roof over clad in profile metal sheeting. The workshop is finished to the underside of the external materials and provides an eaves height of 4.25 meters. Vehicular access is provided to the building via an electric roller shutter door on the north elevation.

Additional office and staff accommodation is included within the extension to the east, which is of rendered concrete block construction under a pitched roof clad in profile metal sheeting.

## ACCOMMODATION

Demise	sq m	sq ft
Main Workshop	539.95	5,812
Steading Workshop	62.71	675
Kitchen and staff	29.03	312
Office	57.00	614
<b>Total</b>	<b>688.68</b>	<b>7,413</b>
Mezzanine	67.94	731

The property benefits from a levelled yard to the west which extends to approximately 726.99 sqm (7,825 sq ft).



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## SERVICES

The property is connected to mains supplies of electricity; drainage is to a private septic tank. The property benefits from a private water supply.

The office accommodation is heated by way of an oil boiler.

## ENERGY PERFORMANCE

The property has an EPC rating of A [12]. Full documentation is available upon request.

## NON DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of:

£11,000

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

## PROPOSAL

The accommodation is available to let on flexible full repairing and insuring lease terms. Any medium/long lease term will provide periodic rent reviews.

## RENT

We are seeking offers at £35,000 per annum on our client's behalf.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## COSTS

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

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

# Make an enquiry

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