

DM HALL

To Let

Industrial

**Shed 2
Longside Road
Mintlaw
AB42 5EJ**



**360.31 sqm
(3,878 sq ft)**

Property Details

- Prominent roadside location on A952
- Available on flexible lease terms
- Comprehensively refurbished
- Rent inclusive of non-domestic business rates

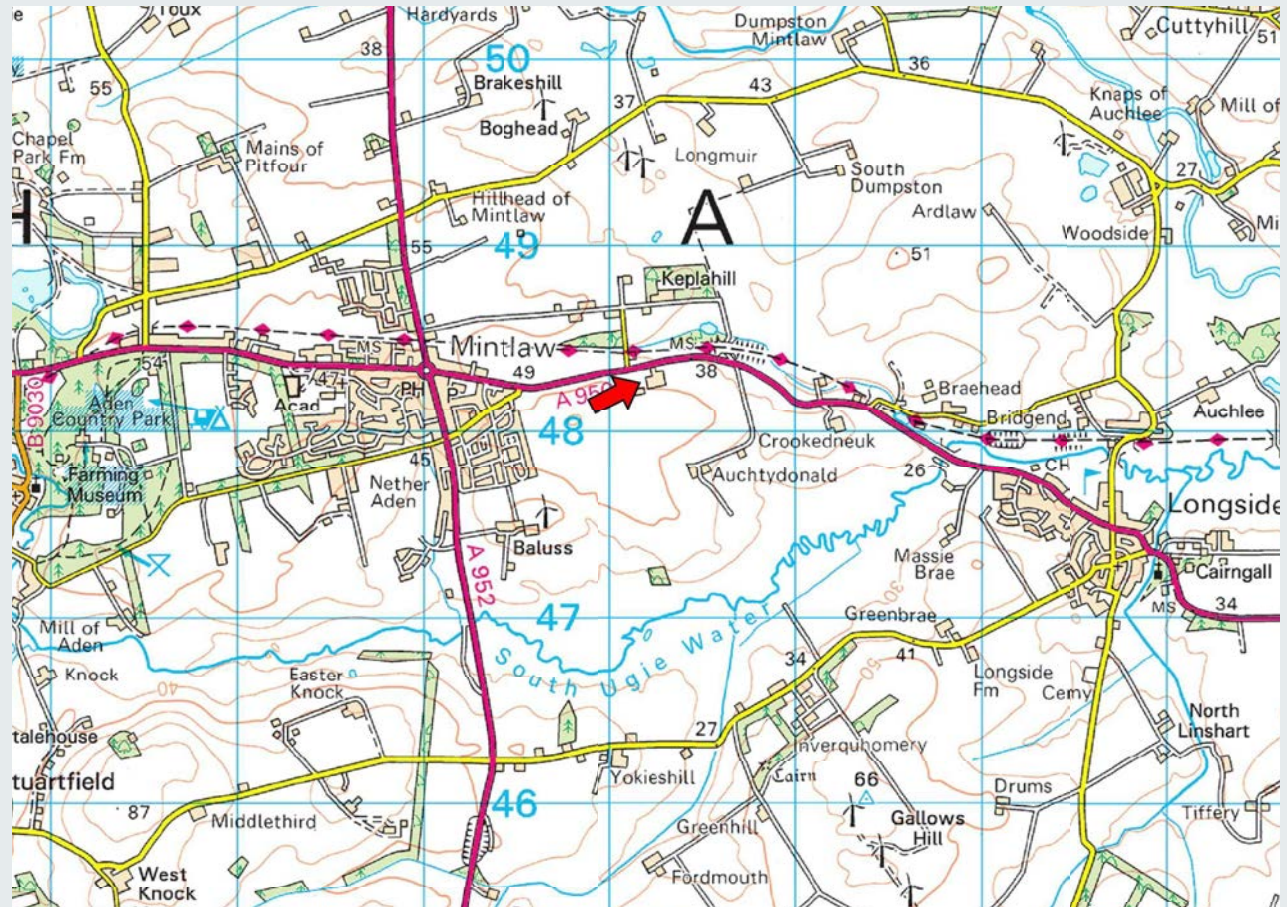
LOCATION

The property is located within the village of Mintlaw which lies approximately 9 miles to the west of Peterhead and approximately 29 miles to the north of Aberdeen. More specifically the property occupies a prominent position roadside location on the A952.

DESCRIPTION

The property comprises of a two bay, mid-terraced industrial building of steel portal frame construction with infield solid concrete walls. The walls have been clad externally in profile metal sheeting, the roof over is of a pitched design, clad in insulated profile metal sheeting.

Internally, the property is laid to concrete, whilst the walls and ceilings are unlined and finished to the inside face of the external material. The workshop offers an internal eaves height of between 9.6 meters to 5.1 meters. Vehicular access is provided via an electric roller shutter door on the South facing elevation.



Property Details

The property benefits from a recently completed programme of refurbishment works, including:

- New external cladding to the front and side elevations
- New insulated profile metal sheeting to the roof
- New LED spot lighting
- Replacement of the vehicular access door with an electric roller shutter door

An external yard, laid to hardstanding and extending to 0.11 hectares (0.28 acres) is available by separate negotiation.

ACCOMMODATION

Demise	Accommodation	sq m	sq ft
Ground floor	Workshop & Storage	360.31	3,878
Total		360.31	3,878

ENERGY PERFORMANCE

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

DM HALL



Regulated by
RICS

LEASE TERMS

The industrial unit is available to let on flexible full repairing and insuring lease terms.

RENT

£12,500 per annum

The yard is available for storing up to 20 lorries and can be made available on a short time rolling contract.

NON-DOMESTIC BUSINESS RATES

The rent is inclusive of non-domestic business rates.

SERVICE CHARGE & INSURANCE

A proportionate service charge will be payable for the upkeep and maintenance of the common parts of the property. The service charge is inclusive of the property's insurance and will be £1,000 per annum.

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.

MONEY LAUNDERING

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.

Make an enquiry

Christopher.Paul@dmhall.co.uk
07780 601 258

Stuart.Johnston@dmhall.co.uk
07913 046 226

DM Hall Commercial Department
4-5 Union Terrace
Aberdeen AB10 1NJ

01224 594 172

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.