

# DM HALL

## To Let

**INDUSTRIAL**

**Unit 1 & 2,  
Mill of Pot  
Cumniestown  
AB53 5US**



**398.52 sq m  
(4,290 sq ft)  
to  
801.07 sq m  
(8,623 sq ft)**

# Property Details

- TWO INDEPENDENT INDUSTRIAL UNITS, AVAILABLE INDIVIDUALLY OR COLLECTIVELY
- PROMINENT ROADSIDE LOCATION ON THE B9170
- OFFICE ACCOMMODATION CAN BE MADE AVAILABLE ON REQUEST

## LOCATION

The property is located in close proximity to the village of Cumiestown, approximately 5 miles to the East of Turriff and 23 miles to the west of Peterhead. More specifically, the property is located at a corner position on the B9170 at its junction with Auchty Road, thus providing immediate access onto the surrounding road network.

Click on the icon below to see the location on google maps:

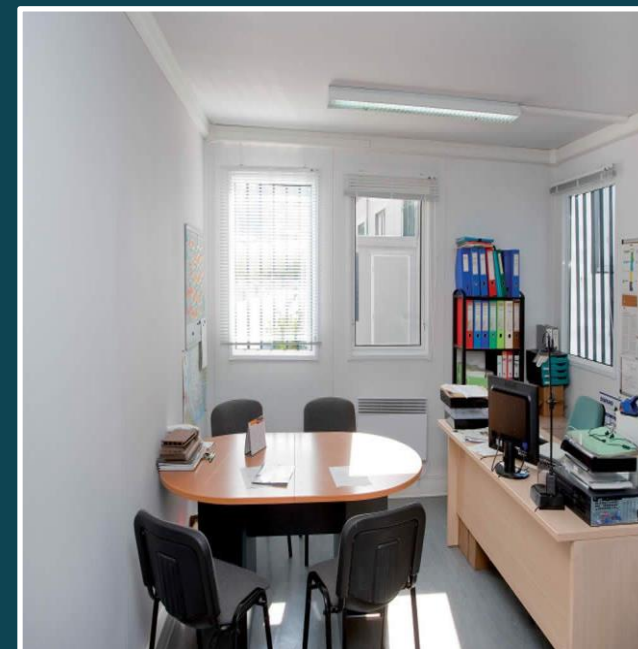


## DESCRIPTION

The subjects comprise of two independent industrial units, located within a larger site, providing car parking and circulation yard space.

## Industrial

Each unit is of steel portal frame construction, infilled with concrete blockwork walls. Externally the walls have been overclad in part in roughcast, and part in profile metal sheeting. The roof over is of a pitched design, clad in insulated profile metal sheeting.





# Property Details

Internally the property provides the following specification:

- Eaves height of approximately 5.75 meters.
- Three electric roller doors (approximately 5m high x 4m wide).
- Insulated roof panels with natural daylight provided by way of translucent panels.
- Artificial lighting by high bat LED fitments.
- 3 phase power

## Office

External office accommodation in the form of modular cabins can be made available on request. An indicative image has been included in this brochure.

## Storage & Yard

Surrounding storage accommodation extending to 617.25 sq m (6,644 sq ft) can be made available on request.

Click on the icon below to view DM Halls video tour of the premises.



## ACCOMMODATION

The property provides the following Gross Internal accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition).



COMMERCIAL DEPARTMENT | 01224 594172

Floor	Accommodation	sq m	sq ft
Ground	Workshop 1	402.55	4,333
Ground	Workshop 2	398.52	4,290
Total		801.07	8,623

An approximate area of the modular portable cabins can be made available on request.

## RATING ASSESSMENT

The property is not currently entered into the valuation roll and will require to be assessed prior to occupation.

## LEASE TERMS

The property is offered on full repairing and insuring lease terms.

## RENT

The subjects can be made available in whole or in part.

Price on Application.

## ENTRY

Immediate availability.

## ENERGY PERFORMANCE CERTIFICATE

The property qualifies as a Low Energy Building and is therefore exempt from requiring an EPC.

Further documentation is available upon request.

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.

## LEGAL COSTS

Each party will be responsible for their own legal costs. The tenant will be responsible for the payment of LBTT and registration dues.

## VAT

All prices quoted are exclusive of VAT.

## OFFERS & VIEWINGS

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

## DM Hall Commercial Department

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