



FG Burnett

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To Let

## The Farm Office & Stores/ Workshop, Lochgreens Farm

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Dyce, Aberdeen, AB21 7AS

61.25 - 684.19 sq.m | 660 - 7,366 sq.ft

- Compact, high-quality office with parking in rural location
- Traditional farm storage building, yard and joiners workshop available

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All enquiries:  
01224 572 661

[fgburnett.co.uk](http://fgburnett.co.uk)



## Location

Lochgreens Farm is located in a rural location in Aberdeenshire equidistant to Blackdog and Dyce and accessed via the B977, Dyce to Balmedie Road. The location provides easy access to the AWPR and is c 9 miles north of Aberdeen city centre

## Description

The Farm Office incorporates a traditional detached cottage of stone and slate construction which has been extended to provide high quality office accommodation in addition to a number of storage / workshop options created from redundant farm buildings.

The office has been configured to provide three separate office / meeting areas and a modern kitchen facility with disabled W.C. The specification benefits from:

Double glazed timber framed windows, carpet tiled floor coverings, painted plaster walls and ceiling, Ceiling mounted LED fittings, perimeter data and power and electric panel heating. Externally, there is a gravel car parking area with space for 4-5 vehicles. Adjacent land can be used for surplus parking.

The storage / workshops have been created from traditional farm buildings and provide as follows:

Grain Store - storage spaces, traditional block walls, pitched timber trussed tiled roof, 3 phase power, roller shutter door and metal sliding doors, timber mezzanine.

Joiners workshop - traditional farm building, roofs and walls sheathed internally with timber, 3 phase power, offices and welfare, mix of fluorescent strips and LED lighting

Cattle Court – split level traditional concrete floor and walled steel portal frame cattle shed, now used for storage.

All three storage / workshop buildings are currently interlinked, but could be let in their entirety, their component parts or in conjunction with the Farm Office.

## Accommodation

The Farm Office provides the following net internal area:

<b>Farm Office</b>	<b>61.25 sq.m</b>	<b>660 sq.ft</b>
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The Stores/Workshops provides the following gross internal areas:

<b>Grain Store</b>	<b>167.38 sq.m</b>	<b>1,802 sq.ft</b>
<b>Joiners Workshop</b>	<b>240.05 sq.m</b>	<b>2,584 sq.ft</b>
<b>Cattle Court</b>	<b>215.51 sq.m</b>	<b>2,320 sq.ft</b>

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## Rents

Farm Office	£10,000 p.a.
Grain Store	£4,000 p.a.
Joiners Workshop	£6,500 p.a.
Cattle Court	£5,000 p.a.

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## Lease Terms

Flexible terms are available.

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## Rateable Value

The Farm Office has a Rateable Value of £4,600, so would benefit from Small Business Rates Relief. The Farm storage buildings would require to be reassessed, but we anticipate that individually, they will also benefit from Small Business Rates Relief.

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## Rates Details

Any incoming occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

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## EPC

Copy available on request.

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## VAT

VAT will not be payable in addition to monies due under a lease of the premises.

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## Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

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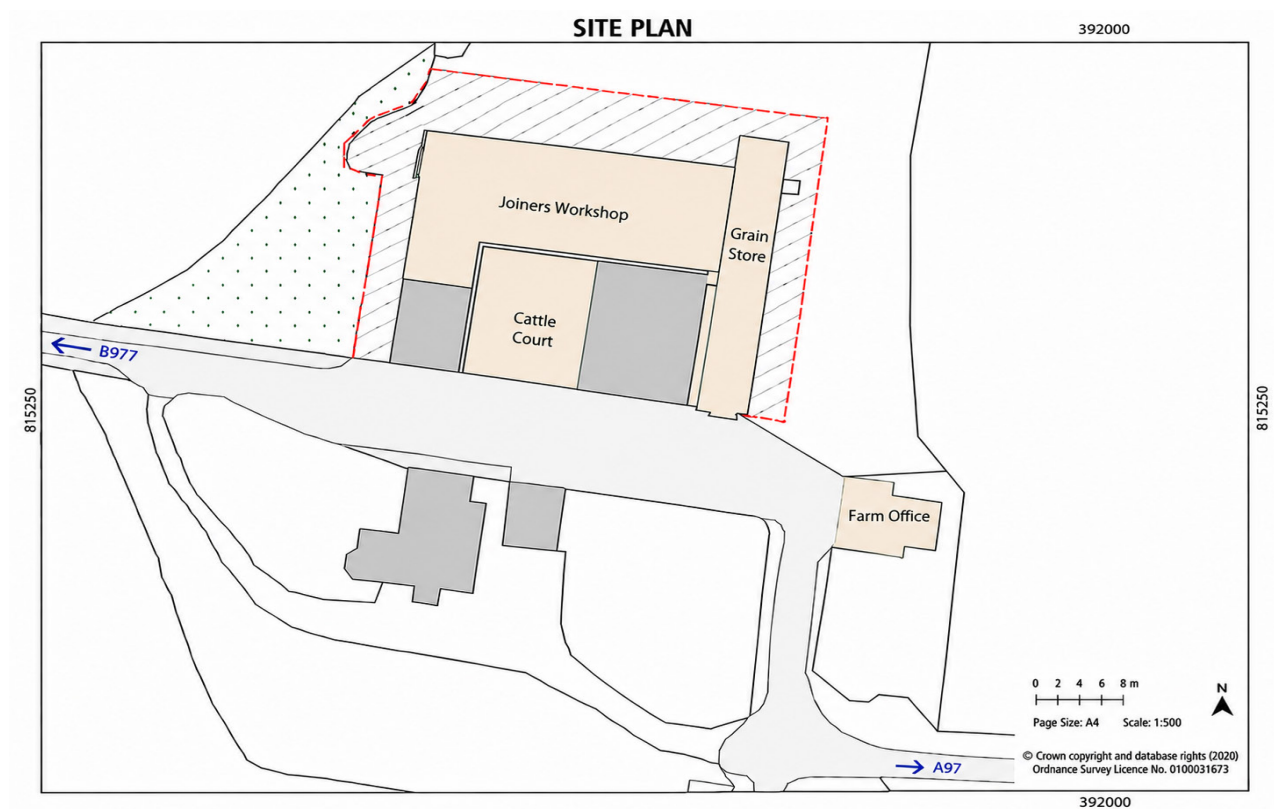
## AML

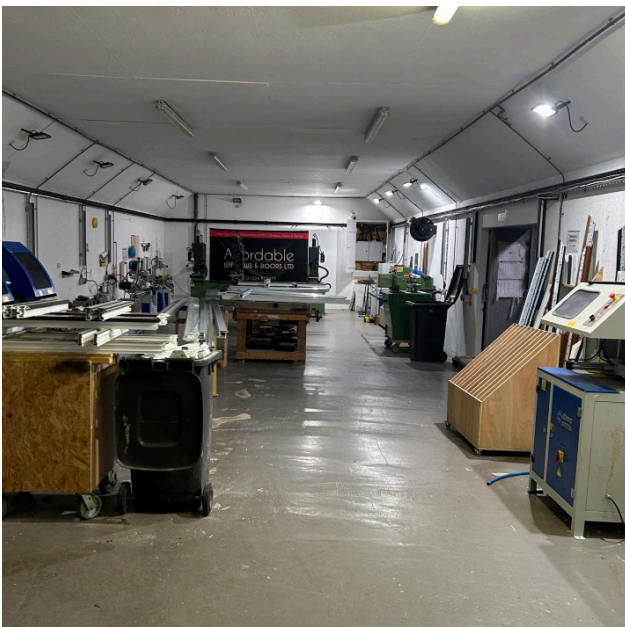
To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

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## Entry

On conclusion of legal missives.







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## Viewings & Offers

All offers should be submitted in writing to the sole agent.

### **Jonathan Nesbitt**

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