



FG[®] Burnett

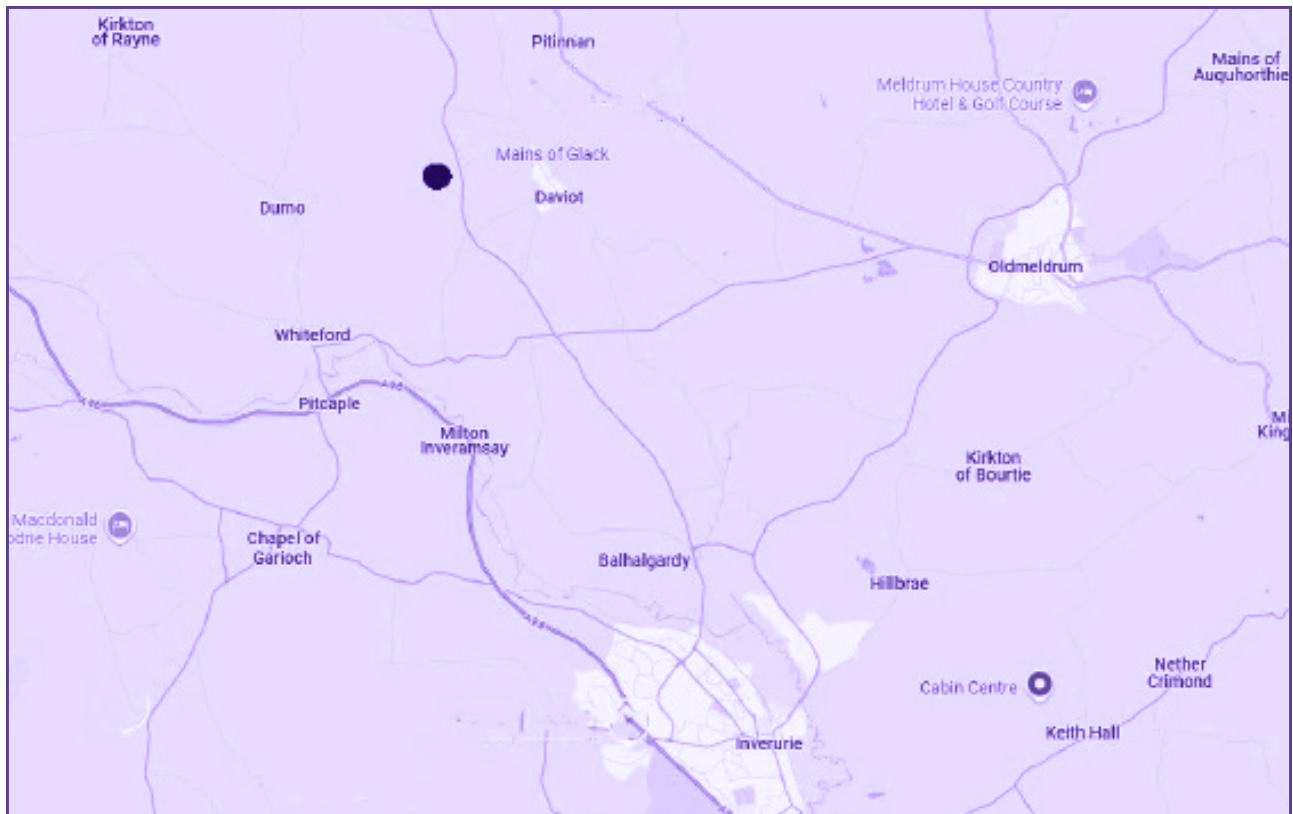
To Let

Unit 1, Mains of Glack

Daviot, Inverurie, AB51 0JE

674.35 sq.m | 7,259 sq.ft

- Low cost industrial storage
- Smaller store also available 116.9 sq.m (1,258 sq.ft)



Location

The property is located to the south of Mains of Glack approx. 1km to the west of Daviot and accessed directly from the B9001, which runs north from Inverurie town centre approx. 6km to the south.

The warehouse is situated within an established farm setting and is currently in commercial use and despite being in a rural location benefits from good road access. The location is shown on the plan above which has been provided for indicative purposes only.

Description

The property comprises a steel portal frame storage warehouse, with rendered block work and single skin metal clad elevations. There is a single skin cement tiled roof incorporating natural roof lights. The property benefits from 6m eaves and a metal sliding metal access door 6m (w) x 5.5m (h). The warehouse has 3 phase power, concrete floor and suspended LED light fittings. Office and welfare facilities are provided in 3 No portacabins adjacent, two of which have been fitted out as offices, the other, kitchen and WC's. The portacabins are available separately if required.

There is a small area of concrete yard to the side elevation and an area of hardcore external storage to the rear of the premises, all of which are accessed via a shared drive and circulation area.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Gross Internal Areas derived:

Warehouse	674.35 sq.m	7,259 sq.ft
2 x Portacabin Offices	53.60 sq.m	577 sq.ft
Total	727.95 sq.m	7,836 sq.ft

There is a small additional store available extending to 116.9 sq.m (1,258 sq.ft)

Rent

£32,500 per annum, exclusive of VAT.

Lease Terms

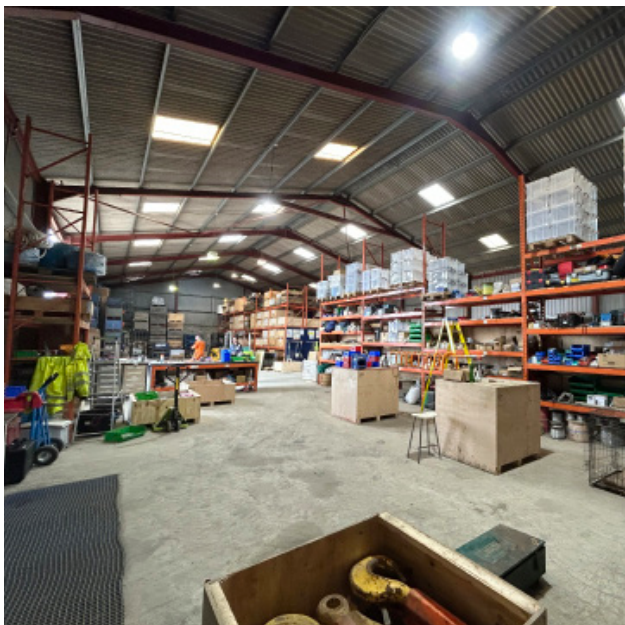
Flexible terms are available.

Rateable Value

The Valuation Roll shows the warehouse as having a Rateable Value of £12,250 effective from 1st April 2026.

Rates Details

Any ingoing 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



EPC

As there is no heating within the premises, the warehouse is deemed to be of low energy demand and an EPC is not required.

VAT

VAT will be payable in addition to monies due under a lease of the premises.

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.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on a 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.

Entry

On conclusion of legal missives.





Viewings & Offers

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

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