



HIGH PROFILE END TERRACE INDUSTRIAL UNIT WITH YARD



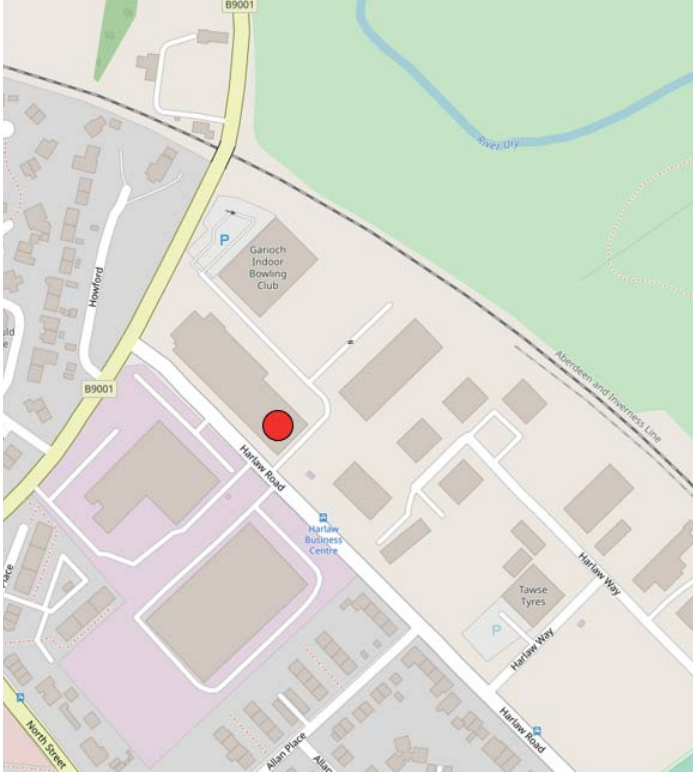
TO LET

Unit 1 Harlaw Business Centre

Harlaw Road, Inverurie, AB51 4FR | 597.9 sq.m (6,437 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The subjects are situated within Harlaw Business Centre, accessed from, and with excellent frontage, to Harlaw Road, one of the principal thoroughfares through Inverurie. Harlaw Industrial Estate is located approx. 1.2 miles from the Blackhall Roundabout on the A96. The area is characterised by a mix of uses, including industrial, leisure, recreational facilities and residential.

DESCRIPTION

Unit 1 comprises an end terraced industrial building of steel portal frame construction with a small concrete surfaced yard to the front. The unit benefits from block walls to dado height with cladding above. The roof is of insulated cladding panels with natural roof lights.

Internally, the unit benefits from a concrete floor, an electrically operated roller shutter door and 3 phase power. The unit has an eaves height of c. 5.7m and roller door access of 4.6m height and 4.0m width.

The unit benefits from a reception area, w.c. and a sizeable mezzanine.

There is an additional secure open storage/car park/yard adjacent to the premises which is available separately.

FLOOR AREA

The subjects have been measured on a gross internal area in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor Reception	31.4 sq.m	338 sq.ft
Warehouse	423.6 sq.m	4,560 sq.ft
Mezzanine	142.9 sq.m	1,539 sq.ft
Total	597.9 sq.m	6,437 sq.ft

LEASE TERMS & RENT

Unit 1 is available on the basis of a new full repairing and insuring lease for a term to be negotiated at a rent of £37,500 per annum, exclusive of VAT.

VAT

All monies due under the lease will be subject to VAT at the prevailing rate.

SERVICE CHARGE

The tenant will be responsible for their proportionate share of the upkeep, maintenance and administration of the contracts serving the common parts of the development. Further information is available on request.

RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £26,000.

RATES DETAIL

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 verify all rating information with the relevant Local Authority at www.saa.gov.uk

EPC

A copy of the EPC report and recommendations will be available once prepared.

LEGAL COSTS

Each party will be responsible for their own legal costs in documenting the lease with the tenant being responsible for LBTT and Registration Dues.

ENTRY

On conclusion of all legalities.



