

ALL ENQUIRIES

FG Burnett

Units 3-7, Harlaw Business Centre, Harlaw Road

ESTABLISHED LOCATION WITHIN INVERURIE

AVAILABLE IN WHOLE OR PART

///FRESH.CLERK.DEPEND

TO BE REFURBISHED

Inverurie, AB51 4FR From 4,456- 28,495 sq.ft | 413- 2,647 sq.m

Location

The property is located in the key Aberdeenshire town of Inverurie, which lies to the east of the A96 Aberdeen-Inverness road around 15 miles northwest of Aberdeen. The town has a population of around 15,000 and benefits from good amenities and facilities, including a retail park, industrial estates, a community hospital and a sports centre.

The property is located on the east side of Harlaw Road, at its junction with the B9001 road, lying within the established Harlaw Road Industrial Estate. Surrounding occupiers include Travis Perkins, Inverurie Trade Kitchens & Bathrooms, and Garioch Indoor Bowling Club.

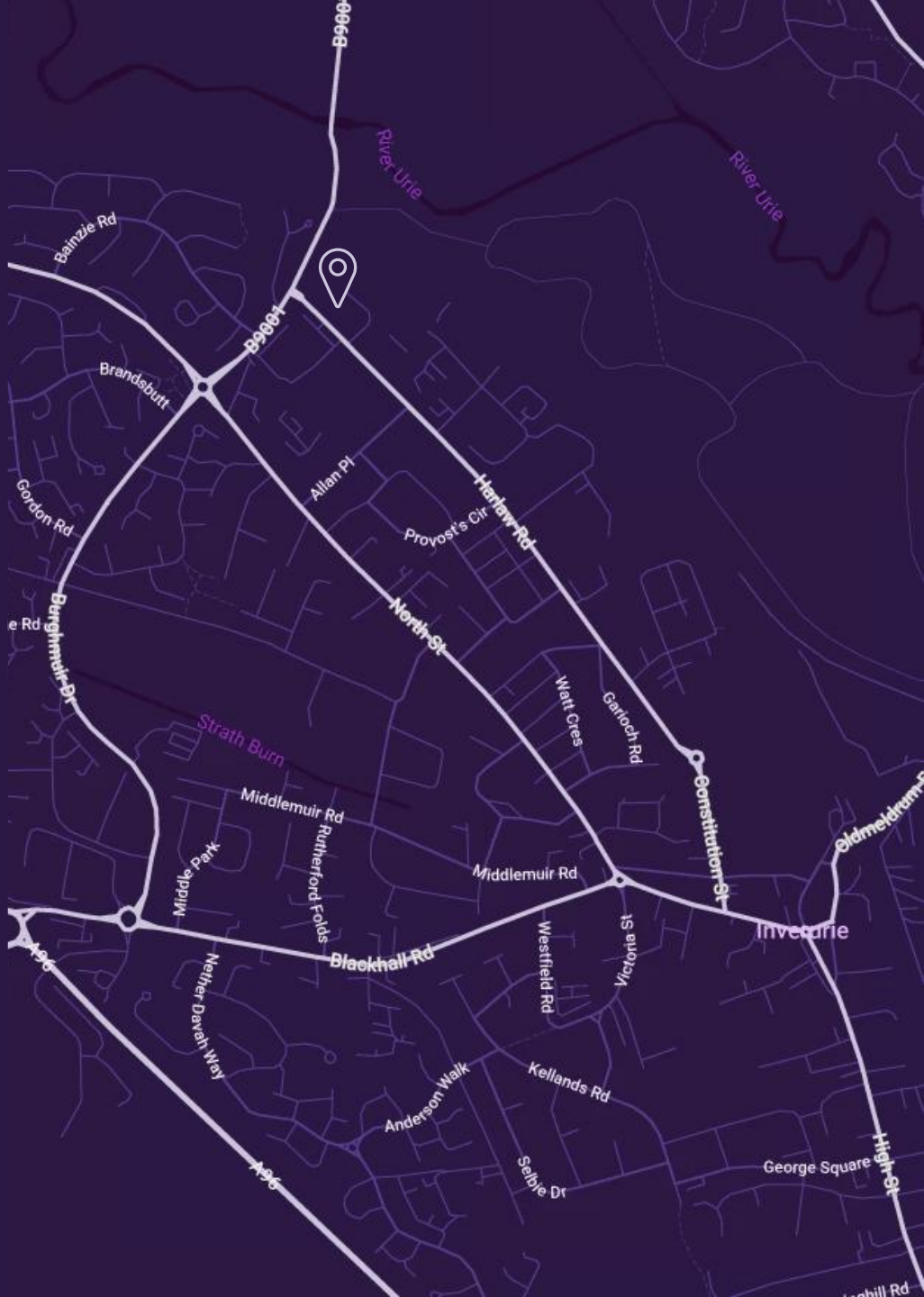
what3words.com/fresh.clerk.depend

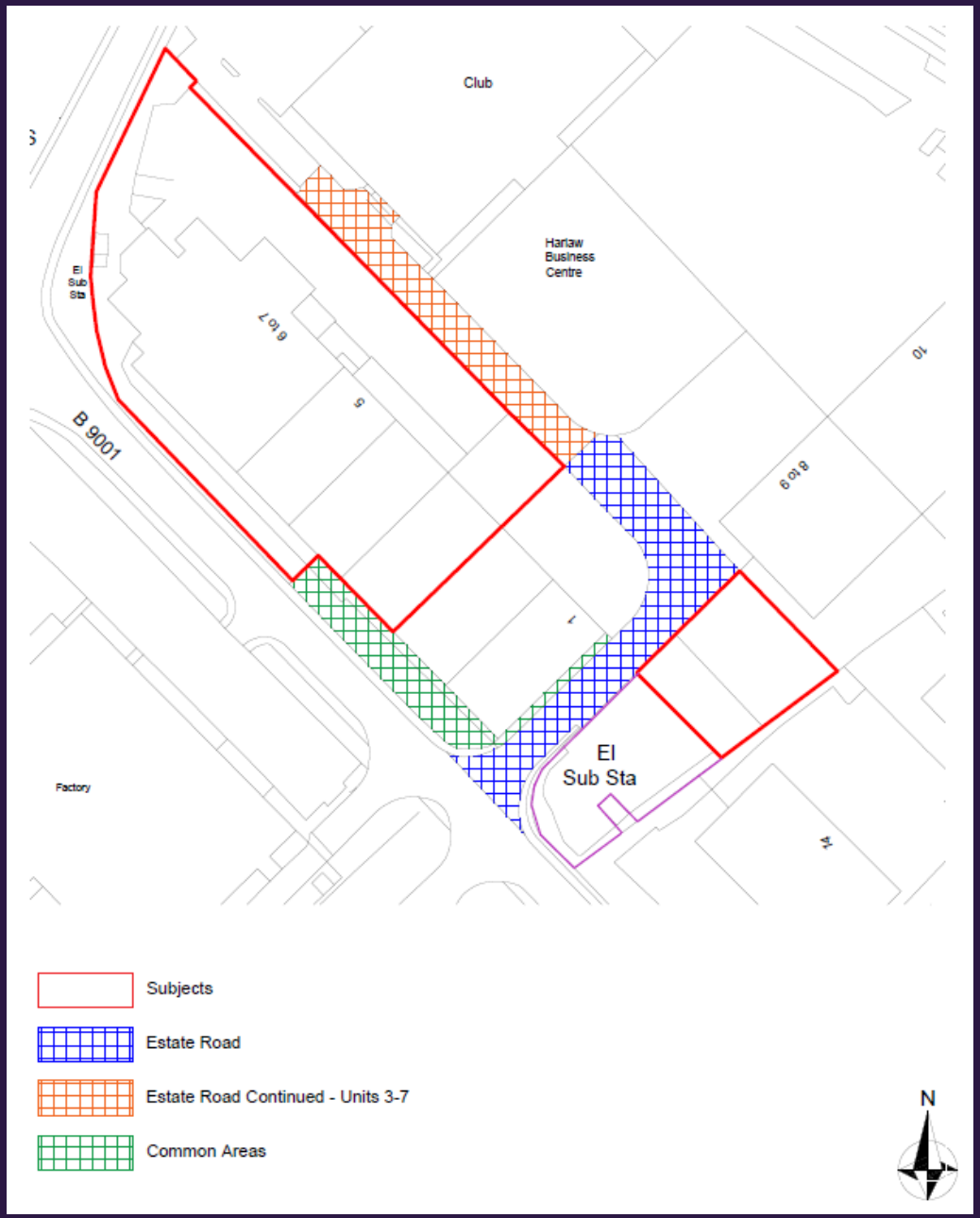
Description

The property comprises 5 terraced industrial units with a two-storey office annexe. The units are of steel portal frame construction with concrete block infill walls in parts, and dado concrete block walls with insulated metal sheeting above, under a pitched roof clad with double skin sheeting. Floors throughout are constructed of concrete. There are several roller shutter doors throughout with dock level access.

Externally, the yard is laid to concrete and provides car parking and laydown storage space. There is additional secure yard/car parking available to the south of the property.

The units are currently combined and are fitted out for use as a food processing and cold storage facility, however, are suitable for a number of other industrial uses upon strip out and can be split to suit an incoming requirement.





*Plans are provided for indicative purposes only and should not be relied upon

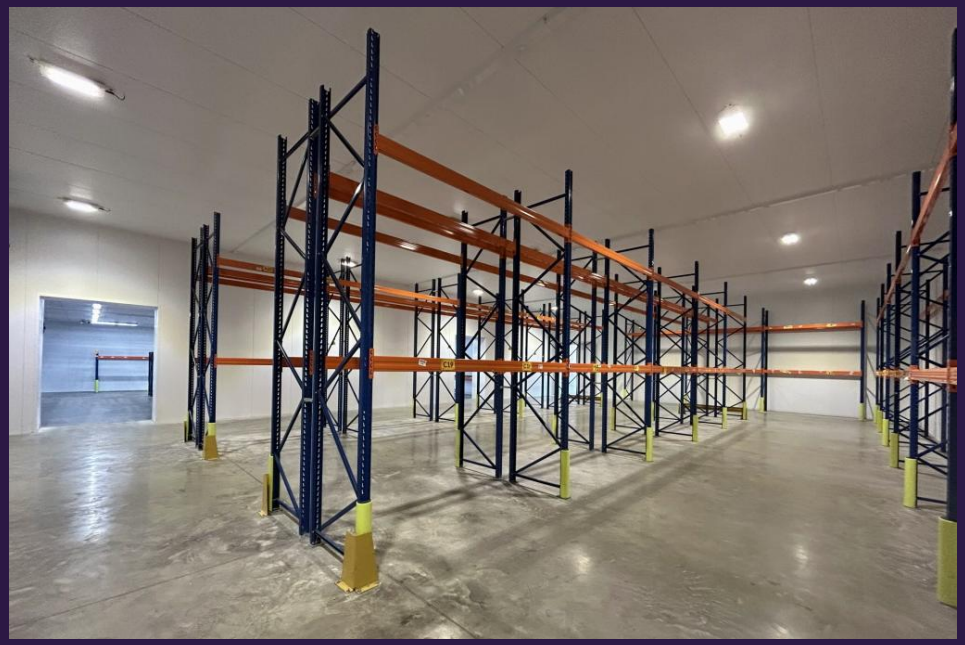
Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate gross internal areas calculated:

AREA	SQ.M	SQ.FT
Unit 3	441.78	4,755
Unit 4	413.96	4,456
Unit 5	434.50	4,677
Unit 6+7	875.84	9,427
Offices- Ground Floor	300.89	3,239
Offices- First Floor	180.30	1,941
Total	**2,647.27**	**28,495**
Yard	1,667.01	17,944
Additional Yard	1,398.34	15,052

Planning

The property is understood to benefit from Class 5 planning consent. More details are available from Aberdeenshire Council and all interested parties should satisfy themselves that their proposed use is compatible with the subject property









Rent
On application

Rateable Value
The Valuation Roll shows Rateable Values effective from 1st April 2026 as follows:
- Unit 3: £26,500
- Units 4-7: £153,000
- Additional Yard (north): £5,200
- Additional Yard (south): £1,150

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

Lease Terms
The property is available on a new full repairing and insuring lease. Any long-term lease will incorporate periodic rent reviews.

EPC
Unit 3: F (98)
Units 4-7: TBC

VAT
All monies quoted are exclusive of any VAT which may be payable.

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 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.

Viewing & Offers

All offers should be made in writing to the sole agents

FG B

Jonathan Nesbitt
t: 01224 597 531
e: jonathan.nesbitt@fgburnett.co.uk

Hollie Stevenson
t: 01224 597 533
e: hollie.stevenson@fgburnett.co.uk

01224 572 661 | fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.