



FG Burnett

To Let

Unit 7, Midmill Business Centre

Craigearn Business Park, Morrison Way,
Kintore, AB51 0TH

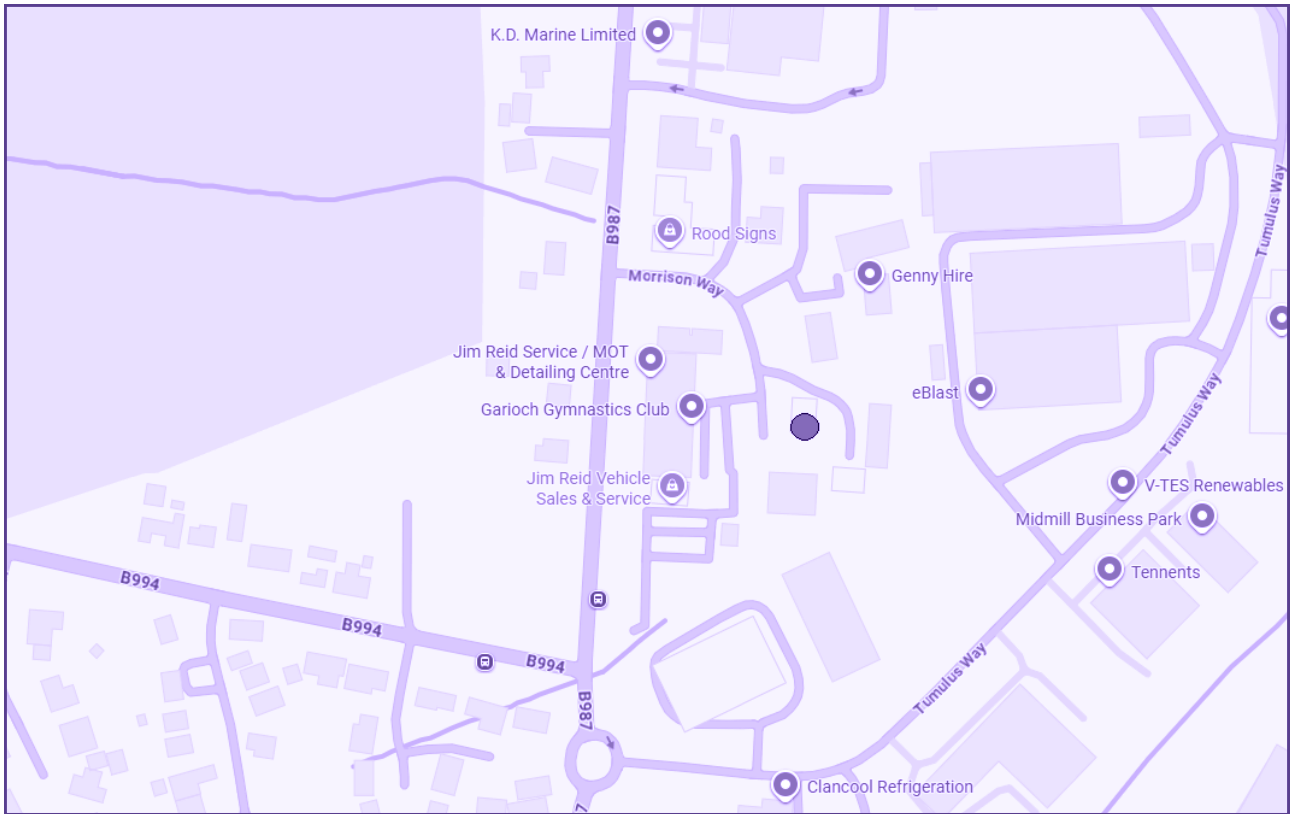
From 71.8 sq.m | 772 sq.ft

- Industrial Unit
- With Office and Car Parking



All enquiries:
01224 572 661

fgburnett.co.uk



Location

Midmill Business Centre is located within the Craigeare Business Park in the town of Kintore. Situated 15 miles to the North West of Aberdeen City Centre and less than a 15 minute drive from Aberdeen Airport, the site offers excellent access to the North and South with close proximity to the AWPR.

- Aberdeen Airport: 7 miles
- Aberdeen City Centre: 15 miles
- Inverurie: 5 miles
- Westhill: 6 miles

Description

The subjects comprise semi-detached unit of steel portal frame construction, block and profile infill walls with concrete painted floors.

- Min eaves height 3m
- Offices
- Tea prep
- Parking

Accommodation

In accordance with the RICS Code of Measuring Practice (Sixth Edition) we have calculated the following approximate floor area:-

Unit 7	71.8 sq.m	772 sq.ft
---------------	------------------	------------------

Rent

£10,000 pa exc VAT.

VAT

Any rent quoted is exclusive of VAT.

Lease Terms

The unit is available on Full Repairing and Insuring terms for a period to be agreed. Any long term lease would incorporate periodic upwards only rent reviews.

Service Charge

A service charge will be payable for the maintenance and upkeep of the common areas. Further details are available on request.

Rateable Value

Unit 7 - The Rateable Value effective from 1 April 2023 £7,200.

Legal Costs

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing tenant will be responsible for any LBTT and registration dues.

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

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.

EPC

The property is exempt from requiring an Energy Performance Certificate due to its low energy demand.

Entry

On conclusion of legal missives.



Viewings & Offers

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

Jonathan Nesbitt

t: 07701 923 401

e: jonathan.nesbitt@fgburnett.co.uk

Adam Martin

t: 07709 404 543

e: adam.martin@fgburnett.co.uk



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.