TO LET

MIDMILL
BUSINESS CENTRE

INDUSTRIAL UNITS
UNITS 9 - 12

CRAIGEARN BUSINESS PARK
MORRISON WAY
KINTORE, AB51 0TH

LOCATION

Midmill Business Centre is located within the Craigearn 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.

FROM MIDMILL BUSINESS CENTRE:

ABERDEEN AIRPORT	7 MILES
ABERDEEN CITY CENTRE	15 MILES
INVERURIE	5 MILES
WESTHILL	6 MILES

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SPECIFICATION

- The units provide high quality accommodation ideal for a number of uses including trade counter, industrial workshops, and storage and distribution.
- Min eaves height of 3m with electric roller shutter door
- 3 phase power supply
- Steel portal frame with insulated composite cladding

RENT

On application.

LEASE TERMS

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

BUSINESS RATES

The units will be required to be assessed upon occupation. Further information can be provided on request.

Various rates relief schemes may be available. Additional information can be obtained from Aberdeenshire Council.

SERVICE CHARGE

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. Any ingoing tenant will be responsible for the payment of 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.

VAT

All figures quoted are exclusive of VAT which is applicable.

ENERGY PERFORMANCE RATING

EPC reports are available on request.

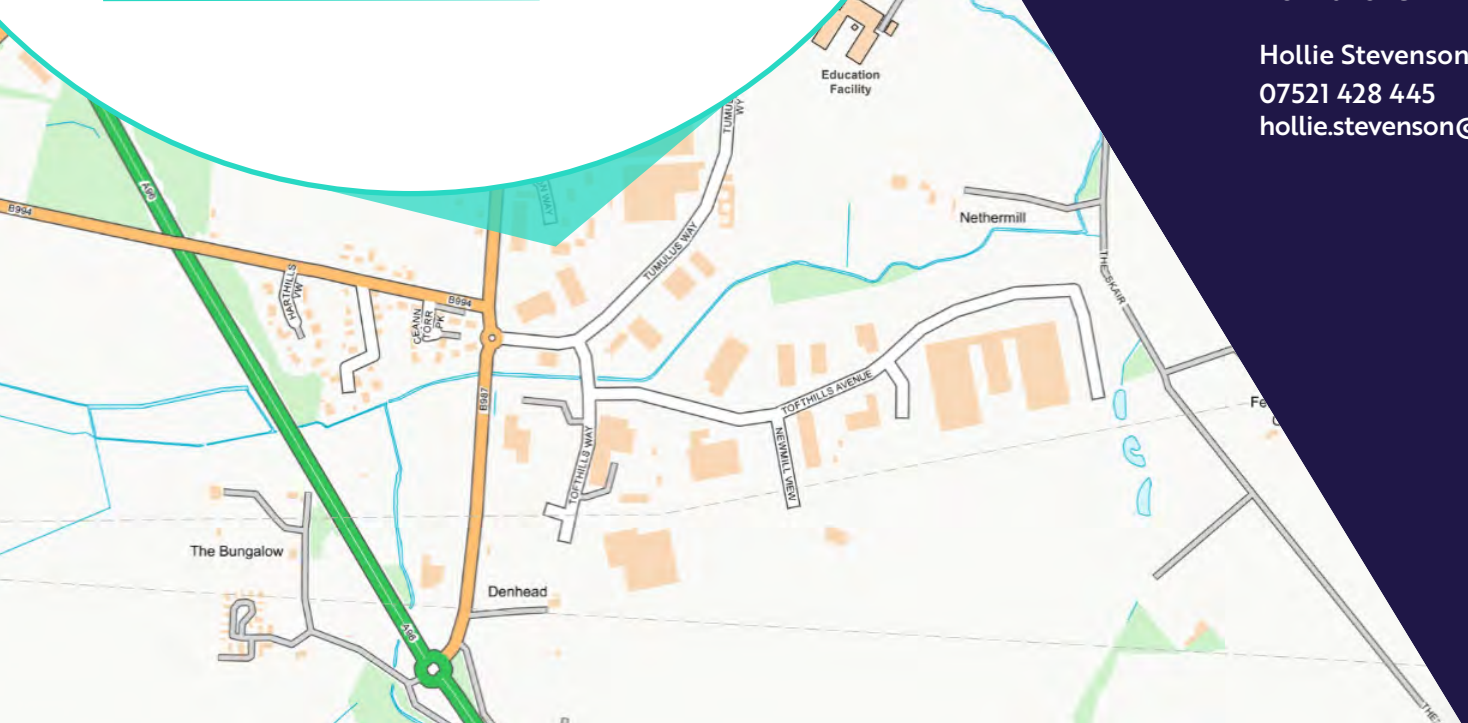
INDUSTRIAL

4 units from 116 sq.m (1,250 sq.ft) approximate Gross Internal Area

Available to let individually or multiple

Suitable for a variety of uses - class 4,5 and 6

Ample car parking



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CONTACT

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Whilst every care has been taken in the preparation of these particulars and they are believed to be corrrect, they are not warranted and should not be taken to form part of any contract. Any purchaser or lessee should satisfy himself as to the correctness of each of the statements contained in these particulars. The owner of the property does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property described in these particulars.