



FG Burnett

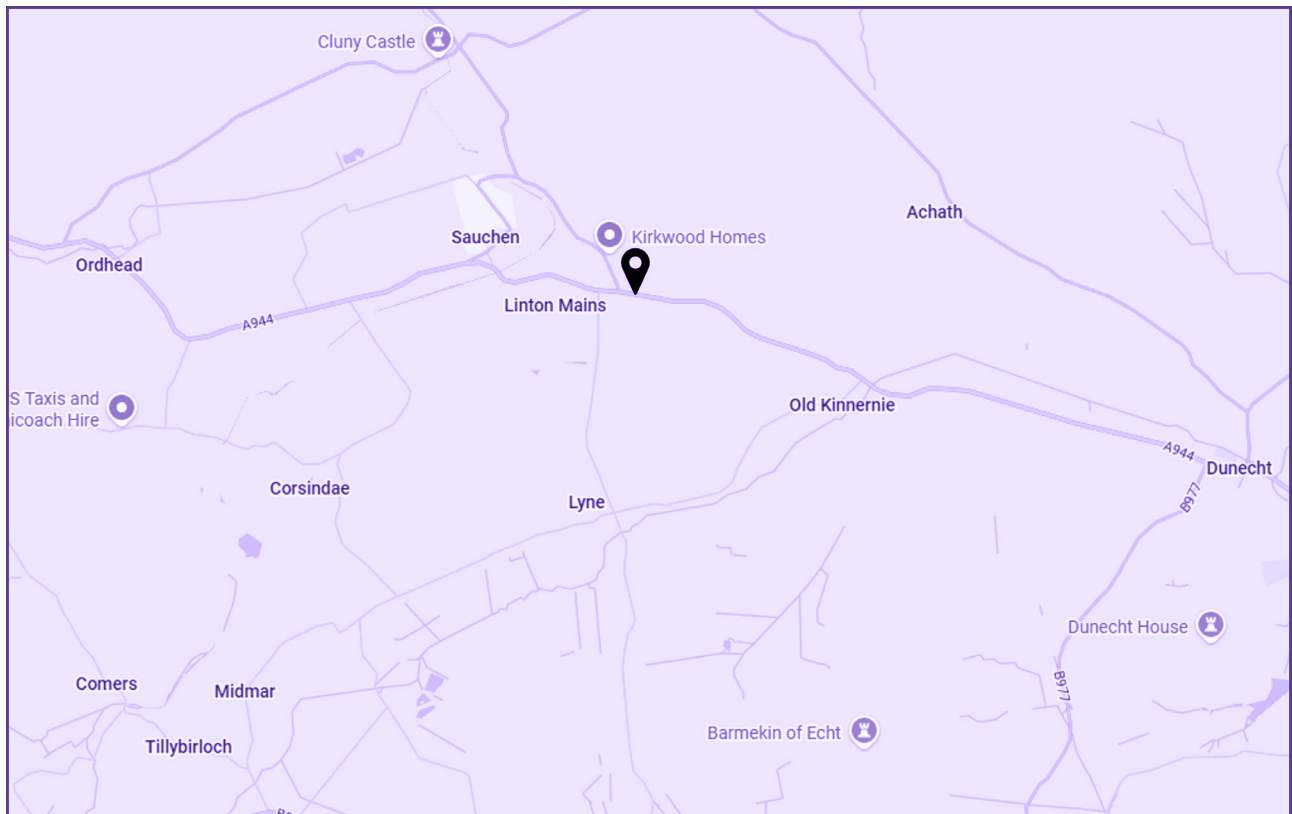
To Let

Warehouse at Thomson's Yard

Sauchen, Inverurie, AB51 7LQ

1726.10 sq.m | 18,580 sq.ft

- Large Warehouse in Semi-Rural Setting
- Yard Space Available



Location

The property is located just to the east of the village of Sauchen, with direct access from the A944 and adjacent to Kirkwood homes facility. Westhill is approximately 7.5 miles to the east.

The location is shown on the plan above – such has been provided for indicative purposes only.

Description

The property comprises of a steel portal frame storage warehouse – initially designed and constructed as a grain store with reinforced concrete walls to dado level and insulated cladding walls above. The roof is also constructed from insulated cladding. The warehouse benefits from 3 phase power, concrete flooring and suspended fluorescent strip lights. The unit is heated from oil blow heaters and suspended de-stratification fans. The warehouse eaves height is 6m and is accessed via an electric roller door.

The warehouse is equipped with a portacabin, providing W/C, office and kitchen facilities. To the front of the property, there is a turning and parking area, with a large water tank and pump room situated to the side. The premises is enclosed by post-and-wire fencing along the perimeter, with gated access at the front.

The premises is currently fitted out as a commercial document storage facility, with three levels of racking accessed via a lift and metal stairwells. The premises will be returned to an open storage facility on conclusion of current lease.

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	1726.10 sq.m	18,580 sq.ft
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Yard

Yard space may be available to a tenant through a separate negotiation.

Rent

£83,500 per annum, exclusive of VAT.

Lease Terms

The unit is available on a full repairing and insuring lease subject to a schedule of condition, on the basis of a minimum 5 year lease term.

Rateable Value

The Valuation Roll shows a proposed Rateable Value of £71,000 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

Copy available on request.

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 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

The property will be available on a to let basis from June 2026.





Viewings & Offers

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

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