



INDUSTRIAL UNIT SITUATED WITHIN ABERDEENSHIRE TOWN WITH
GOOD TRANSPORT LINKS TO THE NORTH OF SCOTLAND



FG Burnett



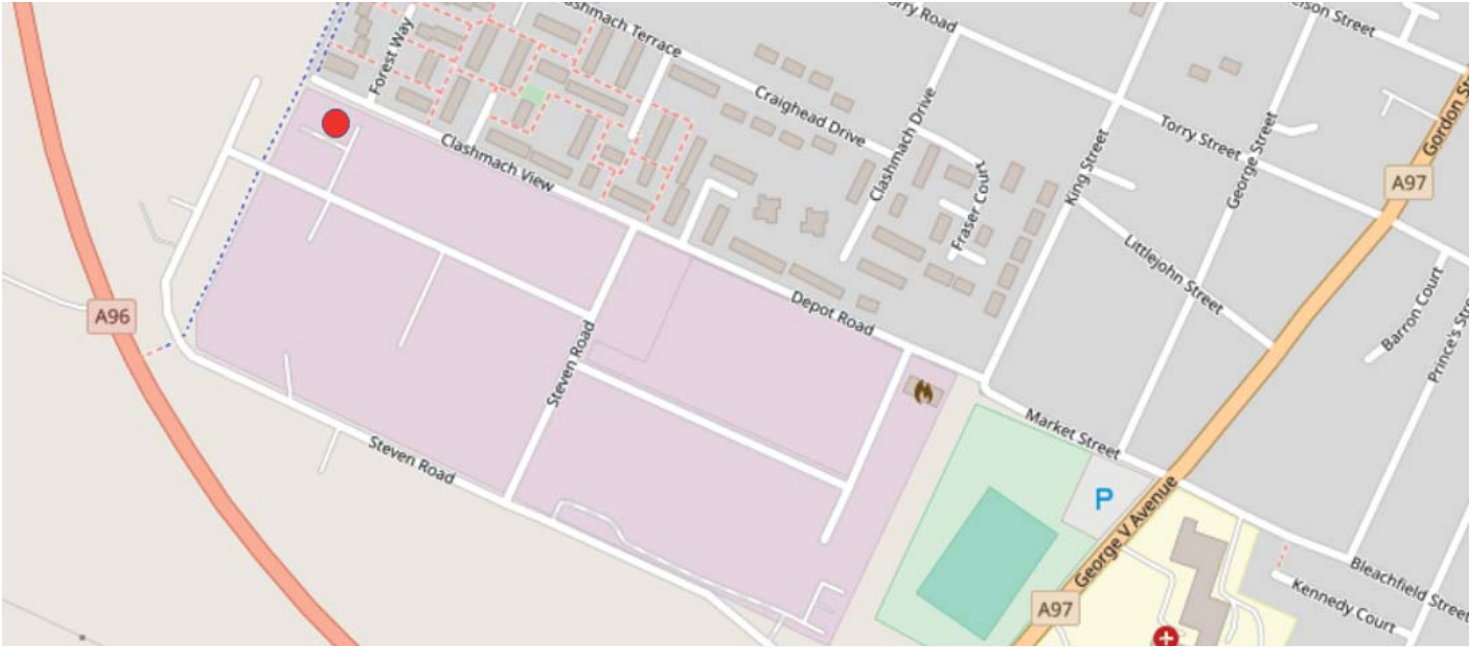
TO LET

Unit 4, Steven Road

Huntly, Aberdeenshire, AB54 8SX | 401.34 sq.m (4,320 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The property is located within Huntly, an Aberdeenshire town which is located around 40 miles to the north west of the City of Aberdeen via the A96 road.

The property is located closely together within the Steven Road Industrial Estate which lies to the north west of the town.

Surrounding properties are primarily used for industrial purposes with nearby occupiers including Jewson Limited, R&M Engineering (Huntly) Limited and Sellars Agricultural Limited.

DESCRIPTION

The property comprises a ground floor steel portal frame and blockwork industrial unit with a single storey office projection.

The available unit has the following specification: -

- Concrete floor
- Fluorescent strip lighting throughout
- Welfare facilities
- Gas fired warm air blower
- Electric roller shutter door
- Shared tarmac yard

RENT

£15,000 pa.

RATEABLE VALUE

The Valuation Roll shows a Rateable Value of £12,500 with effect from 1 April 2017.

RATES DETAIL

Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS

The premises are available To Let on a Full Repairing and Insuring lease for a period to be agreed.

EPC

A copy of the EPC is available from the letting agent.

VAT

The rent quoted is exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs associated with the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

FLOOR AREA

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx areas calculated:-

Ground FloorTotal	401.34 sq.m	4,320 sq.ft
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VIEWING & OFFERS

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

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LISA COWIE

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