



**MIDMILL**  
BUSINESS CENTRE

INDUSTRIAL UNITS & BUSINESS SUITES

**TO LET**

CRAIGEARN BUSINESS PARK | MORRISON WAY | KINTORE | AB51 0TH

UNITS 1-8 / SUITES 1-11



## 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

TO  
A96 & ABERDEEN

SANDY THAIN

CLAN COOL

GARIOCH  
GYMNASTICS CLUB

JIM REID  
CAR CENTRE

BALFOUR  
BEATTY

**MIDMILL**  
BUSINESS CENTRE

SAINSBURY'S

CALEDONIAN  
LOGISTICS

MOTIVE  
OFFSHORE

E-BLAST

J&S SUBSEA

DONALD RUSSELL

## BUSINESS SUITES

- Converted steading offices/business suites
- Suitable for a variety of uses, subject to planning
- Mix of open plan and self-contained accommodation
- The suites will be refurbished

SUITE	OCCUPIER	SQ M	SQ FT
1	VACANT	33.6	362
2	VACANT	38.3	412
3	VACANT	40.3	434
4	VACANT	23.2	250
5	VACANT	41.9	451
6	VACANT	29.3	315
7	VACANT	35.6	383
8	VACANT	22.2	239
9	VACANT	16.4	177
10	VACANT	14.3	154
11	VACANT	13.2	142



## INDUSTRIAL

- Steel portal frame construction, block & profile steel infill walls
- Min eaves height of 3.5m
- Manual roller door with a clearance of 3m
- Heating and staff facilities provided

UNIT	OCCUPIER	SQ M	SQ FT
1	VACANT	71.8	772
2	LET	71.0	764
3	LET	71.8	772
4	LET	71.0	764
5	LET	71.8	772
6	LET	71.0	764
7	LET	71.8	772
8	LET	71.0	764

### RENT

On application.

### LEASE TERMS

The units/suites are available on flexible lease terms.

### BUSINESS RATES

The business suites will require to be reassessed upon occupation. Further information can be provided on request.

The industrial units currently fall within the Small Business Bonus relief threshold and ingoing tenants' may benefit from any scheme available. Further information can be obtained from Aberdeenshire City 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.

### VAT

All figures quoted are exclusive of VAT which is applicable.

### ENERGY PERFORMANCE RATING

EPC reports are available on request.



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## CONTACT

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FOR FURTHER INFORMATION PLEASE CONTACT THE SOLE AGENT:

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