

# DM HALL

## To Let

**Industrial / Storage  
Facility With Yard**

**Fountainbleau,  
Newburgh,  
Ellon**



**670.95 SQM  
(7,222 SQ FT)**

# Property Details

- Prominent roadside location with direct access to the A90
- Flexible space suitable for a range of industrial or storage uses
- Currently fitted out for use as a vehicle garage
- Rent: £50,000 per annum
- Secure yard extending to approx. 6,135 sq m (66,037 sq ft)

## LOCATION

The property is situated near the settlement of Tippierty, approximately 10 miles north of Aberdeen and 4 miles south of Ellon. More specifically, the property occupies a highly visible roadside position with direct access to the A90 trunk road, providing excellent connectivity north and south.

Click on the icon below to see the properties' location on Google Maps:



## DESCRIPTION

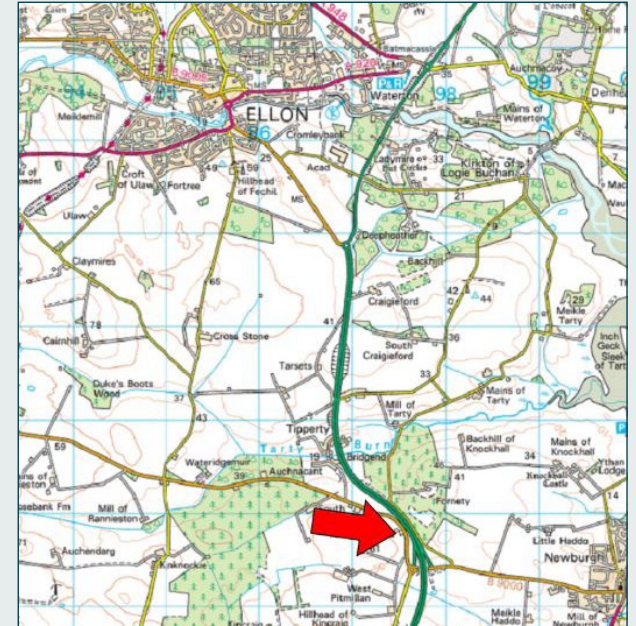
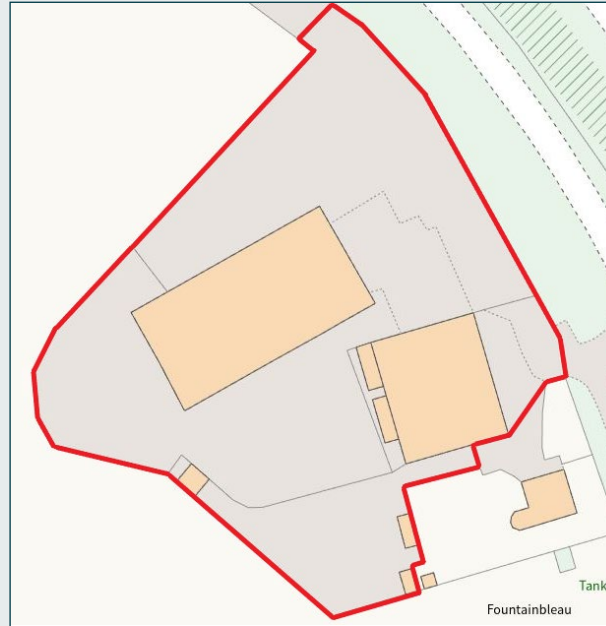
### Industrial Building

The property comprises a detached industrial unit set within a larger secured site offering substantial yard space and parking. The building is of steel portal frame construction with concrete blockwork to dado height internally and cement fibre cladding externally. The roof over it pitched and clad in cement fibre sheeting.

Internally features include:

- Internal eaves height of approximately 6 meters.
- Levelled concrete floor throughout
- Three electric roller doors (dimensions available on request)
- Roof panels with natural daylight provided by way of translucent panels.
- High bay LED lighting
- 3-phase power supply
- Modular office and staff accommodation
- Washbay

The building was most recently used for vehicle maintenance but is suitable for a wide range of alternative uses.





# Property Details

## Yard

Externally, the property benefits from a large, secure yard surfaced with a combination of hardcore and concrete. The yard extends to approximately 6,135 sq m (66,037 sq ft). Dedicated car parking is provided to the front of the building.

Click on the icon below to watch DM Halls Video Tour of the premises:



## ACCOMMODATION

Demise	Accommodation	sq m	sq ft
Ground Floor	Workshop	644.97	6,942
Yard	Storage	6,135	66,037

## STORAGE CANOPY

Located within the property's demise is a canopy store, which can be made available subject to requirement. This area provides an additional 987.37 sqm (10,628 sq ft) of storage accommodation. Further details are available upon request.

## ENERGY PERFORMANCE

The property has an EPC rating of TBC. Documentation is available upon request.

## NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll with a ratable value of: £16,000

Eligible occupiers may qualify for rates relief under the Small Business Bonus Scheme. Interested parties should confirm with the Local Authority.

Water and wastewater rates are also payable.

**DM HALL**



Regulated by  
**RICS**

## PROPOSAL

Flexible lease terms are available on request.

## ENTRY

Immediate.

## RENT

£50,000 per annum

## VAT

All prices quoted in this schedule are exclusive of VAT.

## COSTS

Each party will be responsible for their own costs. Any ingoing tenant/occupier will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

## ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on tenants. Once an offer has been accepted, the prospective tenant(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

# Make an enquiry

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