



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Office/ Industrial	513.61 sq m	(5,529 sq ft)	ABERDEENSHIRE COUNCIL (1)	Approx 19 1/2 years from 16/03/2001 on a full repairing and insuring lease	£56,400	16/03/2019 (31/08/2020)
Total		513.61 sq m	(5,529 sq ft)			£56,400	

(1) The property has been sublet to RRC Control Services Limited.

Key Details

- Let to Aberdeenshire Council (1)
- Modern unit totalling approximately 513.61 sq m (5,529 sq ft)
- Situated on well located and established business park
- Neighbouring occupiers include Infinity Oil & Gas Services and Oil & Bio Technics
- Adjacent to substantial modern residential development

Location

Miles: 12 miles north of Montrose
25 miles south of Aberdeen
41 miles north-east of Dundee
Roads: A90, A92
Rail: Laurencekirk Railway Station,
Montrose Railway Station
Air: Aberdeen International Airport

Situation

Linton Business Park is an established industrial estate well located on the A92, 9 miles east of the A90, 12 miles north of Montrose and 25 miles south of Aberdeen. Neighbouring occupiers include Infinity Oil & Gas Services, Oil & Bio Technics and the new Fotheringham Developments residential development.

Description

The property comprises a modern detached industrial and office unit which benefits from three roller shutter doors, on-site parking, a yard and an approximate site area of 0.26 hectares (0.64 acres).

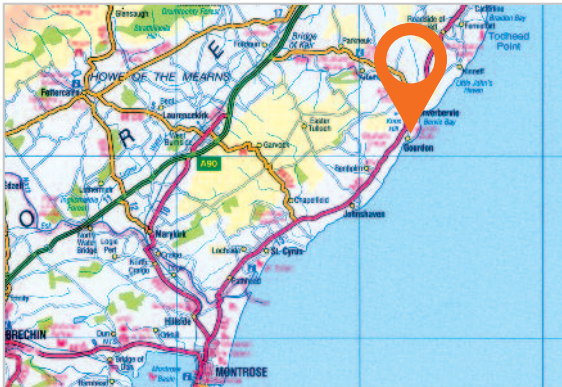
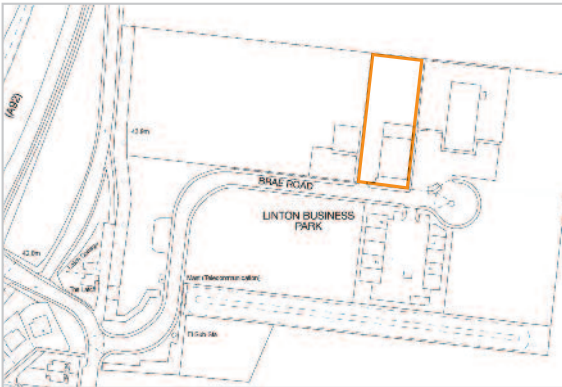
Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



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