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# BURNS AND PARTNERS

## INDUSTRIAL

CHARTERED SURVEYORS | DEVELOPMENT CONSULTANTS



## TO LET

### 13 DALFABER INDUSTRIAL ESTATE, AVIEMORE PH22 1ST

Modern Industrial Unit

Suitable for Trade Counter/Workshop/Warehouse Use

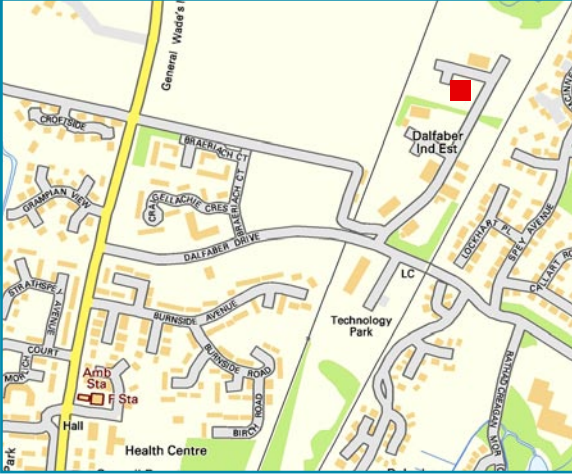
**185.8 sq m** (2,000 sq ft)

Rental **£15,000 per annum**

On the instructions of Wilburn Homes Ltd



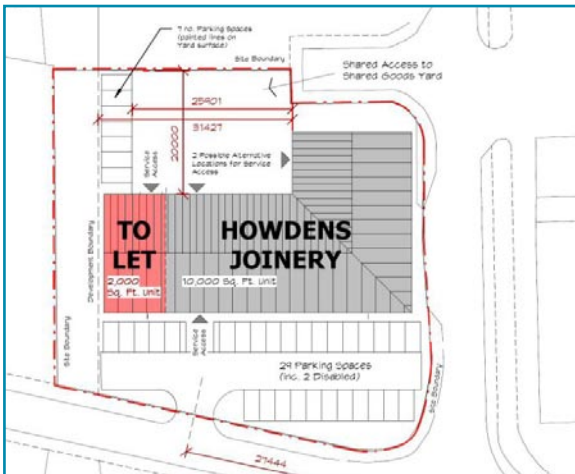
# 13 Dalfaber Industrial Estate, Aviemore



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## LOCATION

The premises are situated within the busy Highland community of Aviemore, which lies within the Cairngorm National Park, approximately 35 miles south of Inverness and 70 miles north of Perth. Located within the Dalfaber industrial estate on the northwest periphery of Aviemore all main trunk roads are readily accessible. The attached tenant is Howden Joinery, other surrounding occupiers include; the Highland Council, Wilburn Homes Ltd and Cairngorm Brewery Co.



## DESCRIPTION

The subjects comprise a semi detached modern industrial unit suitable for workshop/warehouse use. The main walls and roof are of steel portal frame construction, clad with profile metal sheeting. Internally, there is a 6m eaves height and fitted to the rear is an electrically operated overhead door, which measures approximately 3.6m wide by 4m high.

## ACCOMMODATION

The premises provide a large open plan floor space which amounts to approximately 2,000 sq ft (185.8 sq m). The foregoing area has been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

### Disclaimer

Messrs Burns and Partners for themselves and for their client whose agent they are give notice that:

- (1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract;
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (3) No persons in the employment of Messrs Burns and Partners has any authority to make or give representation or warranty in relation to this property;
- (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## SERVICES

The subjects are connected to main supplies of water and electricity whilst drainage is to the main public sewer.

## LEASE

The premises are available To Let on the basis of a Sub-Lease on Full Repairing and Insuring terms. The length of lease available is flexible.

## RENT

The premises are available for early entry at an annual rental of £15,000 per annum. All prices quoted are exclusive of VAT.

## RATEABLE VALUE

The incoming tenant will be responsible for Local Authority rates. The rateable value requires to be assessed by the Local Authority, however, the current rate of poundage is 44.1 pence per pound.

## COSTS

The incoming Occupier will be responsible for our Client's incurred costs, Stamp Duty Land Tax, Registration Dues and VAT thereon.

## FURTHER INFORMATION

For further information and viewing arrangements please contact the sole agents: -



**Contact:** Neil Calder

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Please note that this brochure is also available in pdf format.

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Wilburn Homes Ltd.**

