

21-23

KING STREET

INVERBERVIE, DD10 0RQ

**McEwan Fraser Legal**
Solicitors & Estate Agents

21-23 KING STREET

INVERBERVIE, DD10 0RQ

MCEWAN FRASER LEGAL IS KEEN TO INTRODUCE AN EXCEPTIONAL OPPORTUNITY FOR BUSINESSES SEEKING PRIME INDUSTRIAL SPACE.

This industrial unit offers approximately 2300 square feet of versatile space, including a spacious front area, well-appointed office space, a convenient kitchen, toilet facilities, and a storage area. Situated in a highly sought-after location, this unit presents a prime opportunity for businesses of various types. Whether you're in manufacturing, distribution, or service-based industries, or looking for an investment, this unit provides the ideal space to thrive and grow your operations. Don't miss out on this fantastic opportunity – contact us today to arrange a viewing and discuss the details further. We're here to help you make your business goals a reality.





FLOOR PLAN & DIMENSIONS



Approximate Dimensions
(Taken from the widest point)

Office	7.00m (23') x 3.10m (10'2")
WC	1.70m (5'7") x 1.50m (4'11")
Shop Floor 1	8.80m (28'11") x 8.80m (28'10")
Shop Floor 2	12.00m (39'5") x 7.30m (23'11")
Shop Floor 3	6.31m (20'8") x 6.20m (20'4")

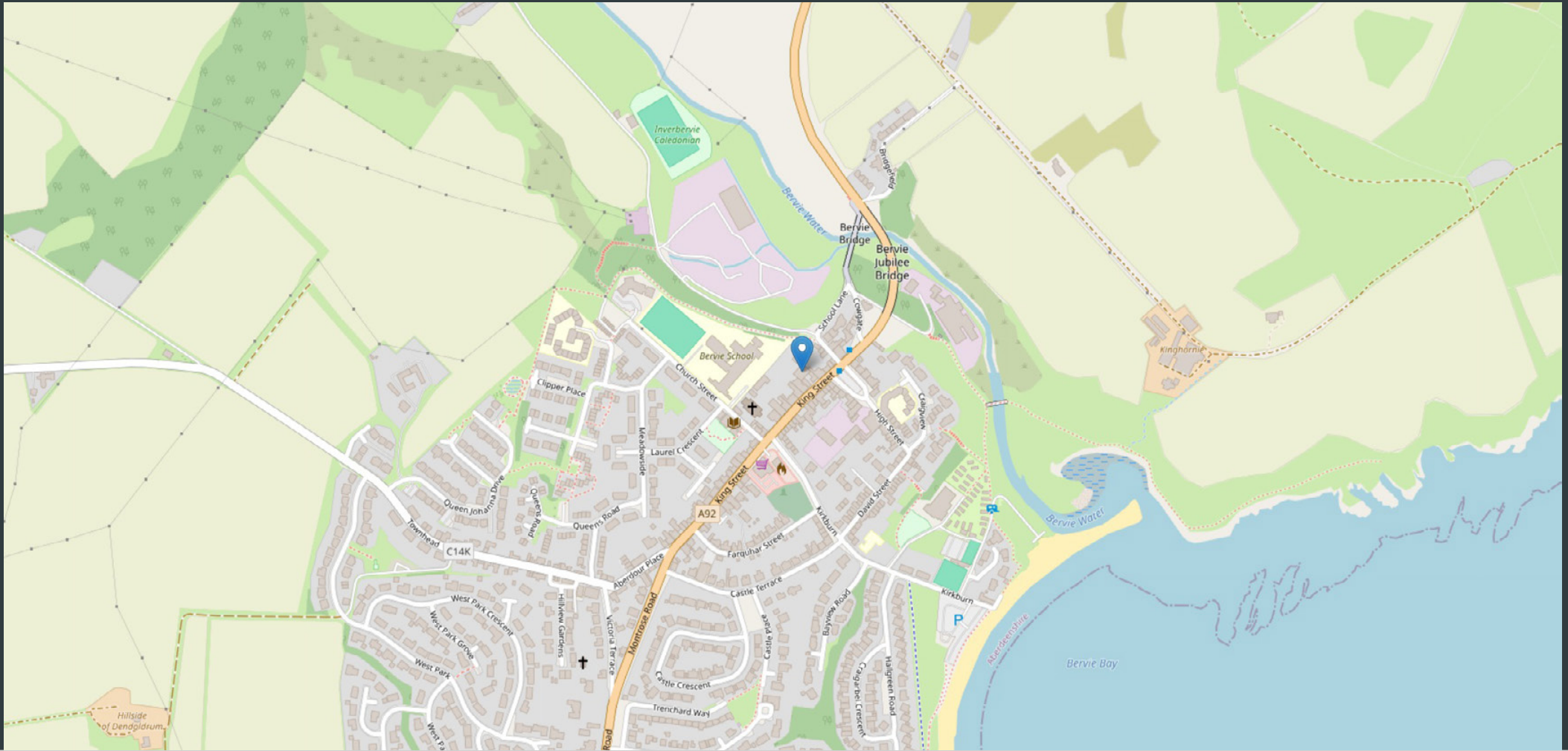
THE LOCATION

INVERBERVIE, DD10 0RQ

NESTLED IN THE CHARMING COASTAL TOWN OF INVERBERVIE, THIS INDUSTRIAL SITE OFFERS A PRIME LOCATION FOR BUSINESSES SEEKING A STRATEGIC BASE FOR THEIR OPERATIONS.

Situated amidst the picturesque landscapes of Aberdeenshire, Inverbervie combines the tranquillity of rural living with the convenience of easy access to major transportation routes. Boasting a rich history and a thriving community, Inverbervie offers a supportive environment for businesses to flourish. With its close proximity to major cities such as Aberdeen and Dundee, this location provides excellent connectivity and access to a skilled workforce. Whether you're in manufacturing, logistics, or distribution, this industrial site in Inverbervie offers the perfect blend of location, convenience, and opportunity. Contact us today to explore the potential of this prime industrial location and take your business to new heights.






Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer