



Indulf House is a modern purpose-built warehouse and office block in a secure compound close to the main A98 trunk road.

Entrance is from the side car park and into the ground floor reception area. On the ground floor there are a total of 3 offices accessed from the reception area and a dispatch office allowing access to the warehouse. At the rear of the ground floor there is a further office and staff canteen and toilets.

The warehouse is accessed via the dispatch office. It is a solid concrete and steel construction. There are 2 larger roller doors allowing vehicle access to the building. In total the main warehouse extends to 34.2m x 24.7m. There is a smaller ancillary warehouse at the rear and planning permission for another larger warehouse if required.

The upper floor of the office block consists of a large Directors Office with Boardroom and an additional office. There is access to a mezzanine floor overlooking the warehouse floor.

The warehouse and workshop offer flexible accommodation suitable for a variety of purposes.

The total rateable value is £39,650



Indulf House | Lintmill | Cullen | Moray | AB56 4XQ

£60,000

Situation

LOCATION

The premises are located in Lintmill a short distance from Cullen, one of the most picturesque locations on the northeast coast of Scotland. Set in a secure compound the property is less than 0.5 of a mile from the main road. Cullen is ideally situated approximately midway on the A98 between Inverness and Aberdeen, 20 miles (32 km) east of Elgin and is a popular seaside holiday destination largely due to its fine long sandy beach, golf course and walking trails. Cullen is a well serviced village with a good range of amenities. There are a significant number of heavy industries close by.

The Business

Suitable for a variety of uses.

Property

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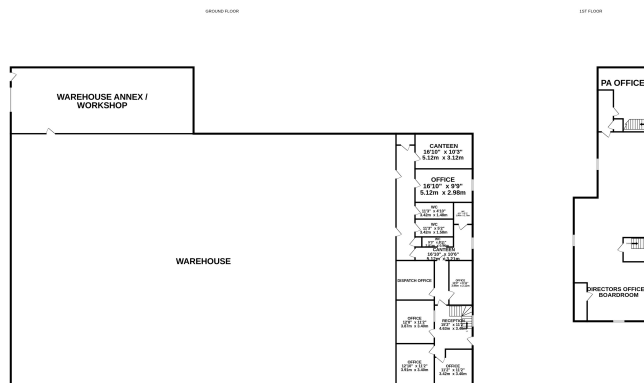
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External

There is dedicated secure parking and compound that extends to approx. 2.2 acres.



INDULF HOUSE, LINTMILL, BY CULLEN, MORAY, AB56 4XQ

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser's solicitor and the vendor's solicitor have both inspected and agreed the plan. Made with Metaphor 02022

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.