



Large Industrial Unit with 2 storey offices

## **UNIT 3, LAURENCEKIRK BUSINESS PARK**

Laurencekirk, AB30 1EY

- Large proportion of office space
- Situated on established Industrial Estate
- Excellent communications with mainline railway station adjacent and a short distance from the A90 Aberdeen to Dundee/Edinburgh trunk road.

**Available Immediately**

# FOR LEASE

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# UNIT 3, LAURENCEKIRK BUSINESS PARK

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## Location:

Laurencekirk is a thriving town located approximately 28 miles to the south of Aberdeen.

The building is located within Laurencekirk Business Park on the northern edge of the town, a short distance from the A90 Aberdeen to Dundee trunk road.

Extract plans are provided showing the location of Laurencekirk and the location of the unit within Laurencekirk Business Park.

## Description:

The property is of steel portal frame construction with concrete block and profiled sheet clad walls and concrete floor. The roof is pitched with profiled sheet cladding. Vehicular access is provided via steel roller shutter doors; separate pedestrian doors provide personnel access. The unit consists of a main workshop area and offices on the ground floor with further offices on the first floor.

## Accommodation:

The accommodation measured on a gross internal basis comprises:

Ground Floor	- Workshop: 270m <sup>2</sup> (2,900sqft.) - Office: 350m <sup>2</sup> (3,767sqft.)
First Floor	- Office: 240m <sup>2</sup> (2,580sqft.)
Total Office	- 590m <sup>2</sup> (6,350sqft.)
Total Unit	- 860m <sup>2</sup> (9,247sqft.)

The foregoing measurements have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

## Services:

The property is served with mains water, electricity and drainage.

## Energy Performance Certificate (EPC):

EPC Band D.

## Rating Assessment:

The subjects were rated in the 2017 Valuation Roll at a Rateable Value of £59,000.

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## Planning:

The unit has consent for purposes within classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

All planning enquiries regarding renovation and alternative uses should be directed to:

Kincardine & Mearns and Marr Area Planning Office  
Viewmount  
Arduthie Road  
Stonehaven  
AB39 2DQ

T: 01569 690544

E: [km.planapps@aberdeenshire.gov.uk](mailto:km.planapps@aberdeenshire.gov.uk) and  
[ma.planapps@aberdeenshire.gov.uk](mailto:ma.planapps@aberdeenshire.gov.uk)

## Rental:

Upon application.

## VAT:

All prices, rents and premiums are quoted exclusive of VAT. VAT will be payable on the rent.

## Lease Terms:

Aberdeenshire Council is seeking to lease the unit on a six year internal repairing & insuring basis, incorporating a rent review after the third year. There will be an option for the tenant to terminate the lease at the end of the 1st, 2nd and 3rd years on payment of a penalty of 15% of the rent. No additional Service Charge.

## Legal Costs:

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registrations dues.

## Date of Entry:

To be agreed upon conclusion of legal formalities.

## Viewing Arrangement / Offers:

To view the property or for further information please contact:

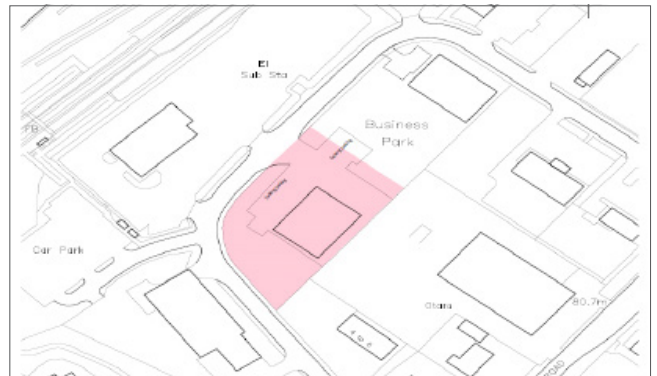
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Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01467 536116.

In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal Form.

The Council is not bound to accept the highest or indeed any offer.

## Site Plan:



## Viewing Arrangements:

To arrange a viewing please contact:

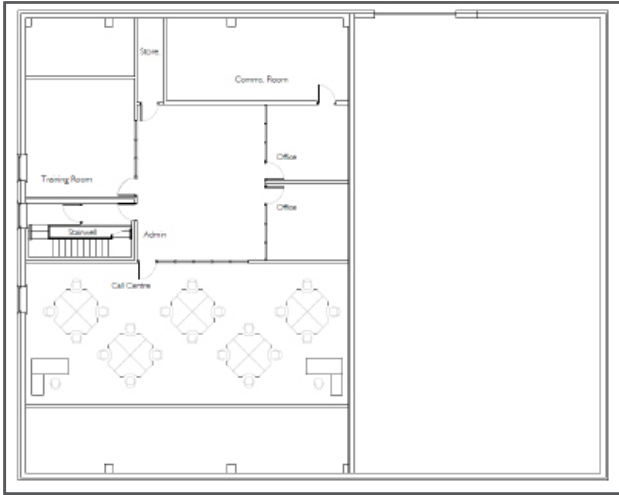
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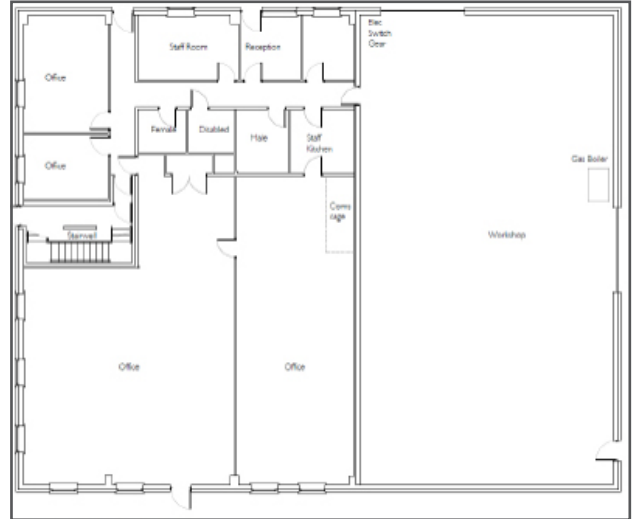
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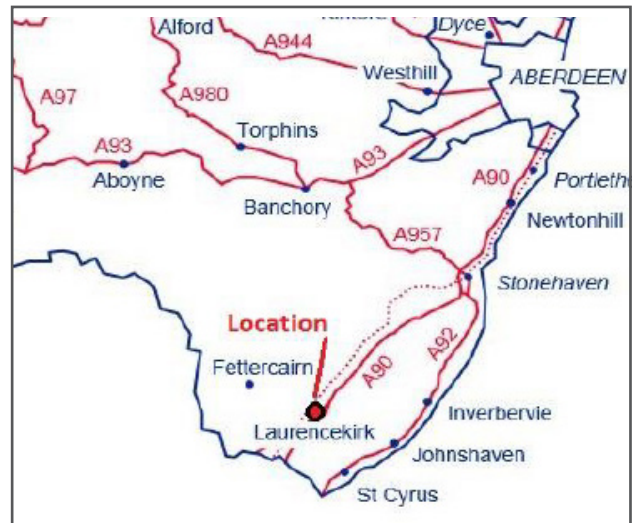
## First Floor:



## Ground Floor:



## Location Plan:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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