



Industrial Unit with Secure Compound
**UNIT 10, BLACKBURN
INDUSTRIAL ESTATE**

Woodburn Road, Blackburn, AB21 0RX

- GIA 140.55sq.m. (1,513sq.ft.) or thereby
- Secure Compound 205sq.m. (2,207sq.ft.) or thereby

Rent £18,000 per annum

FOR LEASE

Contact Details
Telephone: 01467 469261
Email: estates:aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

UNIT 10, BLACKBURN INDUSTRIAL ESTATE

Location:

The property is located within Blackburn Industrial Estate, Woodburn Road, within the popular commuter village of Blackburn in the parish of Kinellar. Blackburn lies approximately 14 kilometres (9 miles) West of Aberdeen City Centre and 11 kilometres (7 miles) South of Inverurie on the A96 trunk road. Aberdeen International Airport, Dyce is under a 10 minute drive from the unit. The Airport junction for Aberdeen Western Peripheral Route (AWPR) lies less than 6 kilometres (4 miles) to the East, providing easy access to the North, South and centre of Aberdeen City. Extract plans are provided showing the approximate location of the subjects.

Description:

The property comprises a workshop unit with office to the front, located within a terraced industrial development. The unit is of steel portal frame construction with concrete floor and concrete block walls. The roof is pitched with profile sheet cladding incorporating translucent panels for natural lighting. Vehicular access is provided by a roller shutter door on the front elevation and pedestrian access is available via the side of the front office. Internally, the unit provides workshop space together with office, tea prep., and toilet facilities. A secure compound is available to the side/rear of the unit. Common car parking is available to the front of the property.

Accommodation:

The accommodation comprises:

Workshop 125.88sq.m. (1,355sq.ft.) or thereby.

Office 14.67sq.m. (158sq.ft.) or thereby

Total GIA 140.55sq.m. (1,513sq.ft.) or thereby

Compound 205sq.m. (2,207sq.ft.) or thereby

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

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Services:

We understand the property is served with mains water, electricity and drainage. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Energy Performance Certificate (EPC):

The unit has an EPC rating of "D". A copy of the EPC is available on request.

Rating Information/Business Rates:

The premises are currently entered in the Valuation Roll as a combined entry with Unit 9, with a Rateable Value of £24,250 effective from 1/04/2023.

The subjects will require to be re-assessed for rating purposes if let in isolation. An estimate is available, upon request.

The incoming Tenant will be responsible for business rates but may qualify for partial relief through the Small Business Bonus Scheme. Further information is available via the Council's website:

<https://www.aberdeenshire.gov.uk/business/business-rates/> . Interested parties should seek advice or make their own enquiries with our Business Rates Team on business.rates@aberdeenshire.gov.uk

Planning:

The property is being offered for lease based on uses falling within Class 5 of the Use Classes (Scotland) Order 1997, however interested parties should seek advice or make their own enquiries as to whether their intended use would fall within the definition of this Class. Enquirers should contact Aberdeenshire Planning Team:

E: planning@aberdeenshire.gov.uk

T: 01467 534333

Rent:

The property is available to lease at a rent of £18,000 per annum.

VAT:

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

Lease Terms:

Aberdeenshire Council is seeking to lease the property on a six year internal repairing and insuring

Viewing Arrangements:

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basis incorporating a rent review after the third year. There will be options for the tenant to terminate the lease at the end of the 1st, 2nd and 3rd years. Subject to a penalty payment of 15% of the annual rent. No service charge is applicable.

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 registration dues.

Date of Entry:

To be agreed, upon conclusion of legal formalities.

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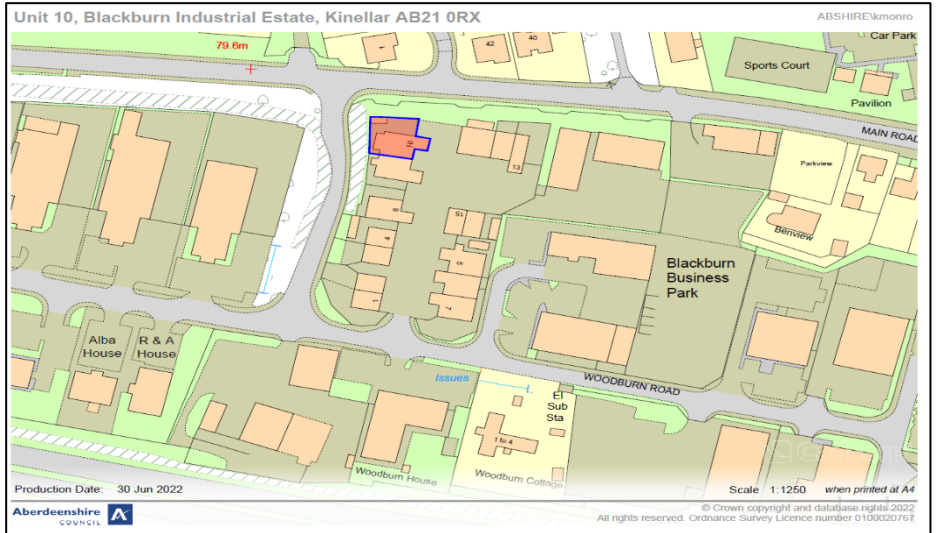
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Site Plan:



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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