



Industrial unit with secure compound
**UNIT 12, CASTLEPARK
INDUSTRIAL ESTATE**

Castle Street, Ellon, AB41 9RF

- GIA 80.36sq.m (865sq.ft.) or thereby
- Secure Compound 206sq.m.
(2,217sq.ft.) or thereby
- Available January 2024
- Flexible Terms

Rent £11,750 per annum, plus VAT

FOR LEASE

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

UNIT 12 CASTLEPARK INDUSTRIAL ESTATE

Castle Street, Ellon

Location:

The property is located within the established Castlepark Industrial Estate, Castle Street, within the popular commuter town of Ellon. Ellon lies approximately 26 kilometres (16 miles) North of Aberdeen City Centre and 27 kilometres (17 miles) Southwest of Peterhead on the A.90 trunk road. Extract plans are provided showing the approximate location of the subjects.

Description:

The property comprises a workshop unit with secure compound 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. A separate pedestrian door provides personnel access. Internally, the unit provides workshop space together with a single toilet. Artificial lighting is provided by suspended fluorescent fitments. A sink is located within the workshop. A secure compound is available to the side/rear of the unit. Common car parking is provided to the front of the property.

Accommodation:

The accommodation comprises:

GIA Workshop	80.36sq.m. (865sq.ft.) or thereby
Compound	206sq.m. (2,217sq.ft.) or thereby

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

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 "G". A copy of the EPC is available on request.

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Rating Information/Business Rates:

The premises are currently entered in the Valuation Roll with a Rateable Value of £8,000 effective from 1/04/2017. Interested parties should note that the proposed Rateable Value under the 2023 Revaluation, is £7,100 effective from 1 April 2023.

The incoming Tenant will be responsible for business rates but may qualify for 100% 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 4, 5 and 6 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](mailto:planning@aberdeenshire.gov.uk)

T: 01467 534333

Rent:

The property is available to lease at a rent of £11,750 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 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:

Entry expected during January 2024, upon conclusion of legal formalities.

Viewing Arrangements:

To arrange a viewing please contact:

Telephone: 01467 469261

Email: estates@aberdeenshire.gov.uk

Viewing Arrangements/Offers:

To view the property or for further information, please contact:

Estates Team

Telephone 01467 469261

E-mail estates@aberdeenshire.gov.uk

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 or Tel: 01467 536116.

In the event of a closing date being 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.

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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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