



Industrial Unit
UNIT 11 CASTLE ROAD IND EST
Ellon, AB41 9RF

- Available January 2024
- 100.20sqm (1,078sq.ft)
- Compound: 240 sqm

Offers around £16,000 per annum

FOR LEASE

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

Location:

The property is located in the Castle Road Industrial Estate on the outskirts of Ellon a short distance from the A90 Aberdeen to Peterhead trunk road. Ellon is a thriving community, and there is a good tenant mix at Castle Road testament to the diversity in the local economy.

Extract plans are provided showing the location and approximate boundaries of the subjects.

Description:

The premises comprise a recently refurbished semi-detached workshop unit of steel portal frame construction with concrete block walls. The roof is pitched with profiled sheet cladding and translucent rooflights.

Internally the unit has been transformed into open plan office / lab space with suspended ceiling, recessed fluorescent lighting, fully carpeted floor, wall mounted electric radiators and glazed entrance screen behind the roller shutter door. The walls and ceiling have been insulated.

Internally there is also a modern kitchen and toilet adjacent. To the west gable and rear is an enclosed hardstanding surfaced compound currently used as a car park by the existing tenant. Parking is also available in the common area to the front of the unit.

Accommodation:

The accommodation comprises industrial workshop area and WC compartment:

The accommodation comprises.

Workshop 100.20 sq m (1078sq ft)

Office 8.29 sq m (89 sq ft)

Compound 240 sq m

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

Services:

The property is currently served with mains water, drainage and electricity and although not currently connected to mains gas, a supply is available nearby.

Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Energy Performance Certificate (EPC):

An EPC is available on request. Band G.

Viewing Arrangements:

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Rating Information:

The premises are currently entered in the Valuation Roll with a Rateable Value of £8,500.

Planning:

The premises is being offered for lease on the basis of uses falling within Class 4, 5 & 6 of the Use Classes (Scotland) Order 1997. Interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

Rent:

Offers around £16,000 per annum are invited.

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 full repairing and insuring basis, incorporating a rent review after the third year. There will be options for the tenant to terminate at the end of the 1st, 2nd and 3rd years, subject to a penalty payment.

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.

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.

Date of Entry:

To be agreed upon conclusion of legal formalities.

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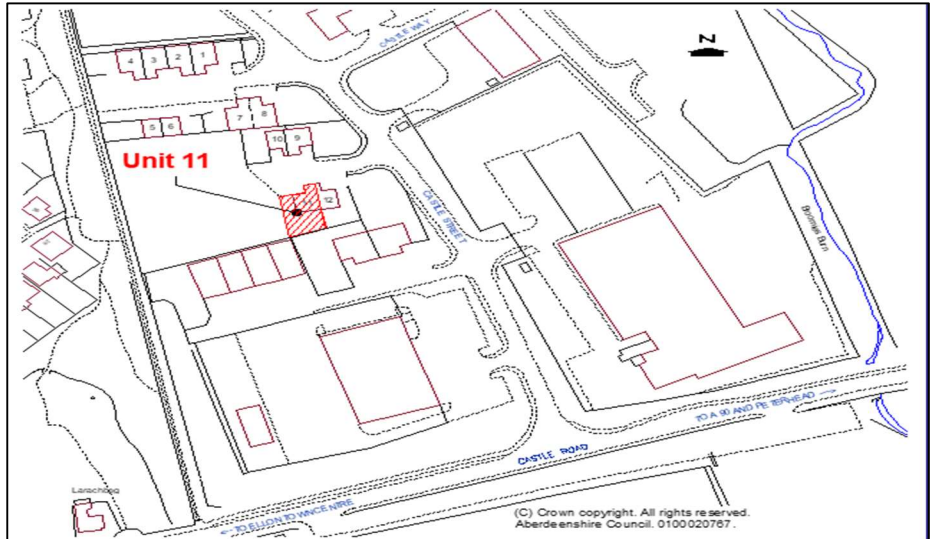
Telephone: 01467 469261

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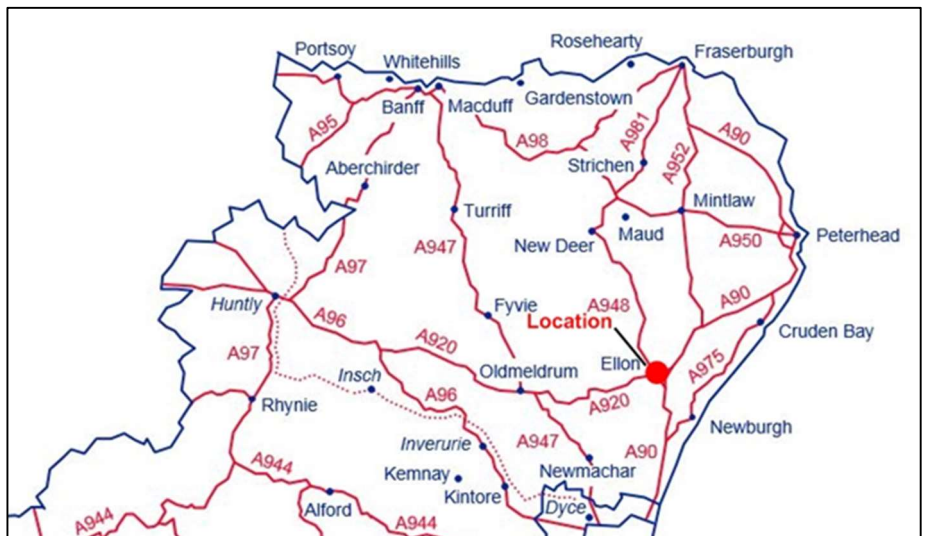
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Site Plan:



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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