

# Property Particulars



## FOR LEASE

**Unit 4**  
**Spurryhillock Industrial Estate**  
**Broomhill Road**  
**Stonehaven, AB39 2NH**

Industrial unit in established  
location

[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

- Immediate availability
- Asking rental £26,000 per annum plus vat
- Size: 279 m<sup>2</sup> (3000 ft<sup>2</sup>) or thereby
- Large fenced compound area approx 200 m<sup>2</sup>
- Flexible access to office, canteen and 2 WC's.
- No Service Charge

### Viewing Arrangement

To view the property or for further information please contact:

Ian MacLennan

01467 533393

[ian.maclennan@aberdeenshire.gov.uk](mailto:ian.maclennan@aberdeenshire.gov.uk)



## Location:

The property is located within the Spurryhillock Industrial Estate, Broomhill Road, Stonehaven, a short distance east of the A90 Aberdeen to Dundee trunk road. Stonehaven is a popular town located approximately 16 miles south of Aberdeen, and is well served with rail and road transport links.

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

## Description:

The property is one of two adjoining workshop units of steel portal frame construction, with concrete block and profiled sheet clad walls and concrete floor. The roof is pitched with profile sheet cladding and translucent roof lights. Vehicular access is provided by a steel roller shutter door; a separate pedestrian door provides personnel access. Common car parking is available at the front of the property and the unit benefits from having a large adjacent compound extending to approx. 200 m<sup>2</sup> which gives additional access doors to the office, WC's etc.

The unit benefits from having a separate office, canteen, 2 WC's, fluorescent strip lighting and 3 phase power.

## 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.

## Accommodation:

The accommodation measured on a gross internal area basis comprises:

Workshop	257 m <sup>2</sup> (2760 ft <sup>2</sup> )
Office	23 m <sup>2</sup> (244 ft <sup>2</sup> )
<b>Total Gross Internal Area</b>	<b>282 m<sup>2</sup> (3000 ft<sup>2</sup>)</b>

Fenced Compound 200 m<sup>2</sup>

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

## Energy Performance Certificate (EPC):

The property has an EPC rating of Band E. An EPC is available on request.

## Council Tax Banding/Rating Information:

The premises are entered in the current Valuation Roll (2017) as having a Rateable Value of £19,000.

## Planning:

Whilst the property 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 these classes.

## Price:

Offers of rent in the region of £26,000 per annum are sought for the lease.



## **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 property on a six year internal repairing and insuring basis, incorporating a rent review after the third year. There will be an option for the tenant to terminate at the end of the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> years, subject to a penalty payment of 15% of the annual rent. No 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:

Ian MacLennan: 01467 533393.

[ian.maclennan@aberdeenshire.gov.uk](mailto:ian.maclennan@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, 01467 536116.

In the event that 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.

## **Date of Publication:**

September 2017.

## Site Plan:



## Location Plan:



## Misrepresentation Act 1967 and Property Misdescriptions Act 1991

### 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.