

Property Particulars



FOR LEASE

**Unit 4 Colpy Road
Industrial Estate,
Oldmeldrum, AB51 0BZ**

Modern industrial unit in
established location.

www.aberdeenshire.gov.uk/property

- Available
November 2018
onwards
- Industrial unit
163.05 sq m
(1755 sq ft)
- Rent £17,325 per
annum

Viewing Arrangement

To view the property or
for further information
please contact:

Mark Fleming

01467 534859

[mark.fleming@
aberdeenshire.gov.uk](mailto:mark.fleming@aberdeenshire.gov.uk)



Location:

The subjects are located on the western outskirts of Oldmeldrum on the south side of the A920 within the Oldmeldrum Business Centre which comprises an office complex and four workshop units. Oldmeldrum is a popular commuter village and is well served with shops, hotels, health centre, primary and secondary schools and a range of sporting and recreational facilities.

Aberdeen is approximately 18 miles to the south east and is easily accessed by the A947 road. Aberdeen Airport is some 14 miles distant.

Description:

The property is of steel frame construction with concrete blockwork dado walls, dry dash rendered externally, infilled above with polyester coated pressed steel cladding. The shallow pitched roof is similarly clad and incorporates 10% roof lights. There is a roller shutter door 3.0m high by 3.0m wide, a reinforced concrete slab floor with screed finish and a wall head height of 3.4m. The workshop area has a stainless steel sink and drainer with base and wall mounted units.

The office area has plasterboard walls/ceiling, wall mounted electric panel heater, ample power points and a telephone point. The toilet compartment has a WC with wash hand basin, plasterboard walls/ceiling and a wall mounted electric panel heater.

Accommodation:

The following accommodation is provided, measured on a gross internal basis (GIA):

Workshop Area: 140.76 sq m (1515 sq ft)

Office Area: 22.29 sq m (240 sq ft)

Total Area: 163.05 sq m (1755 sq ft)

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 property has an EPC of Band E+.

Council Tax Banding / Rating Information:

The property is entered in the Valuation Roll at RV £14,750.

The Uniform Business Rate (UBR) for the year 2018/2019 is 48.0p in the £.

A tenant may qualify for 100% rates relief under the Small Business Bonus Scheme.

Planning:

Whilst the industrial unit 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 on whether their intended use would fall within the definition of this class.

Rental:

£17,325 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 at the end of the 1st, 2nd and 3rd 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 LBBT and registrations dues.

Date of Entry:

To be agreed and upon conclusion of legal formalities.

Viewing Arrangement / Offers:

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

estates@aberdeenshire.gov.uk

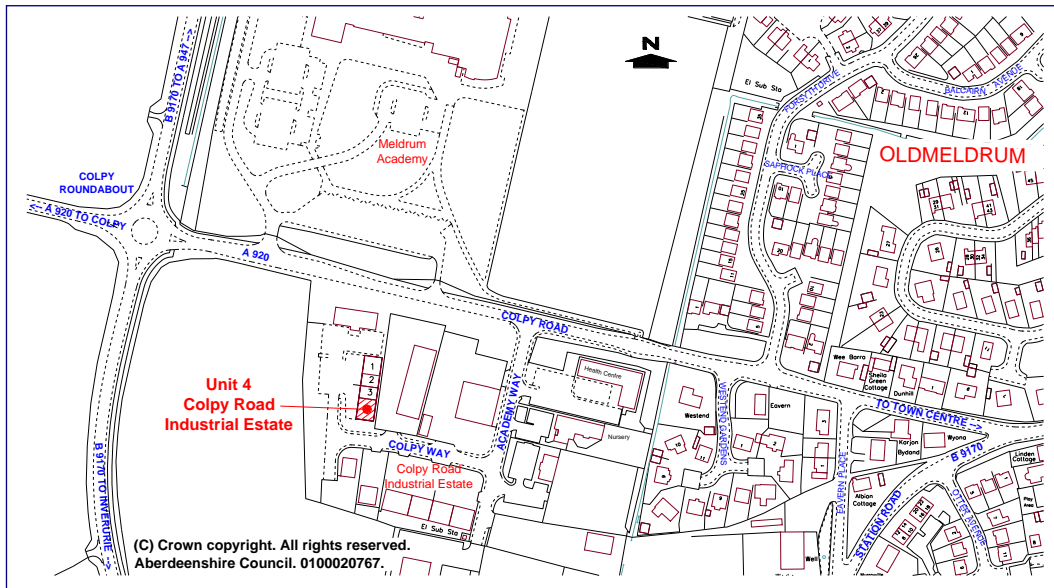
In the event that a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in

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

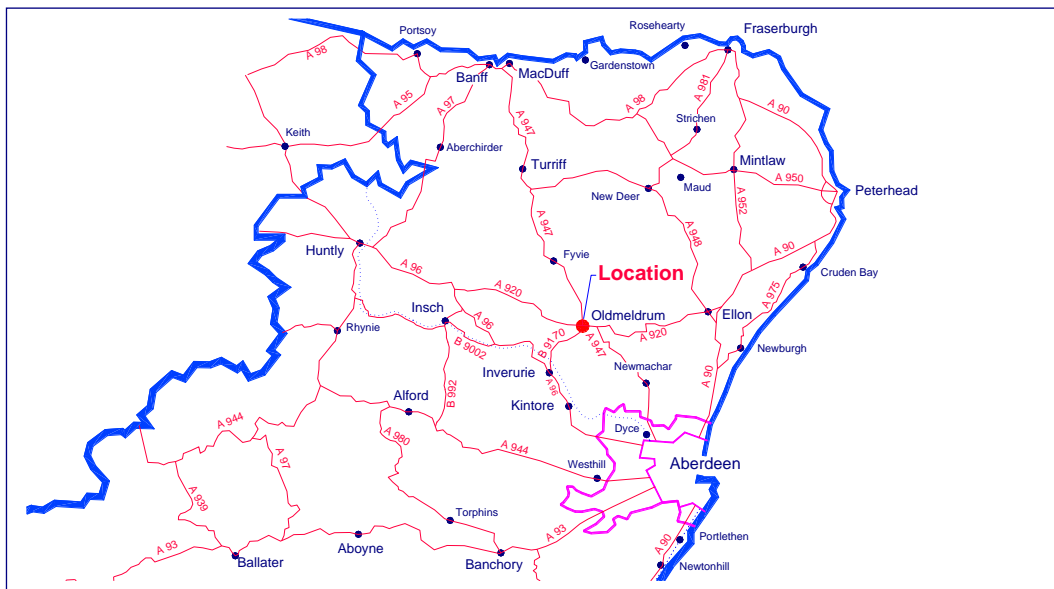
Date of Publication:

August 2018.

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.