

Property Particulars



FOR LEASE

Offices 3-9, Craigearn Business Park, Morrison Way, Kintore, AB51 0TH

Office Accommodation within close proximity to A96.

www.aberdeenshire.gov.uk/property

- Available
Immediately

Offices 3-9

- IPMS 3 204.41 sq m (2201sq ft)
- NIA 198.62 sq m (2138 sq ft)
- £34,350 pa

Offices 8 & 9 only

- IPMS 3 41.09 sq m (443 sq ft)
- NIA 38.87 sq m (418 sq ft)
- £6,600 pa

Viewing Arrangement

To view the property or for further information please contact:

Mark Fleming

01467 534859

mark.fleming@aberdeenshire.gov.uk



Location:

The property is located within Craigearn Business Park in Kintore. Craigearn Business Park benefits from excellent transport links due to its convenient positioning at the southern end of Kintore, close to the roundabout junction of the main A96 trunk road. The A96 provides fast and direct access to Aberdeen City Centre (approximately 12 miles) and Inverness. Aberdeen Airport is only a 15 minute drive from the subjects.

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

Description:

The property which forms the majority of a converted steading comprises several offices of varying sizes entered off a corridor with male, female and disabled toilet facilities and a kitchen compartment. Each office has carpet to the flooring, plasterboard walls/ceiling and fluorescent strip lighting and double glazed window units. The offices benefit from electric wall mounted panel heaters, ample power and data points. The subjects are potentially suitable for sub division with offices 8 & 9 being available on a separate lease with these offices having a separate entrance. Parking is provided in the common car park area at the front of the building.

Floor Area:

The International Property Measurement Standards (IPMS): Office Buildings is the overarching international measurement standards for offices.

IPMS 3:

Office 3	35.23 sq m (379 sq ft)
Office 4	20.80 sq m (224 sq ft)
Office 5	42.30 sq m (455 sq ft)

Office 6	29.60 sq m (319 sq ft)
Office 7	35.39 sq m (381 sq ft)
Office 8	23.38 sq m (252 sq ft)
Office 9	17.71 sq m (191 sq ft)
Total IPMS 3	204.41 sq m (2201 sq ft)

NIA:

Office 3	33.75 sq m (363 sq ft)
Office 4	19.81 sq m (213 sq ft)
Office 5	41.88 sq m (451 sq ft)
Office 6	29.26 sq m (315 sq ft)
Office 7	35.05 sq m (377 sq ft)
Office 8	22.29 sq m (240 sq ft)
Office 9	16.58 sq m (178 sq ft)
Total NIA	198.62 sq m (2138 sq ft)

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):

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



Council Tax Banding / Rating Information:

The Valuation Roll shows a rateable value for the property of £32,250 with effect from 1st April 2017.

The Uniform Business Rate (UBR) for the year 2019/2020 is 49.0p in the £.

Planning:

Whilst the offices are being offered for lease on the basis of uses falling with Class 4 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.

Price:

Offices 3-9 rental of £34,350 per annum.

Offices 8 & 9 rental of £6,600 per annum.

Offices 3-7 rental of £27,750 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 an internal repairing and insuring basis. The lease will be for a maximum term up to and including 31 July 2021. There will be an option for the tenant to terminate at the end of the 1st, 2nd years, subject to a penalty payment of 15% of the annual rent. Consideration may be given to alternative lease terms. 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.

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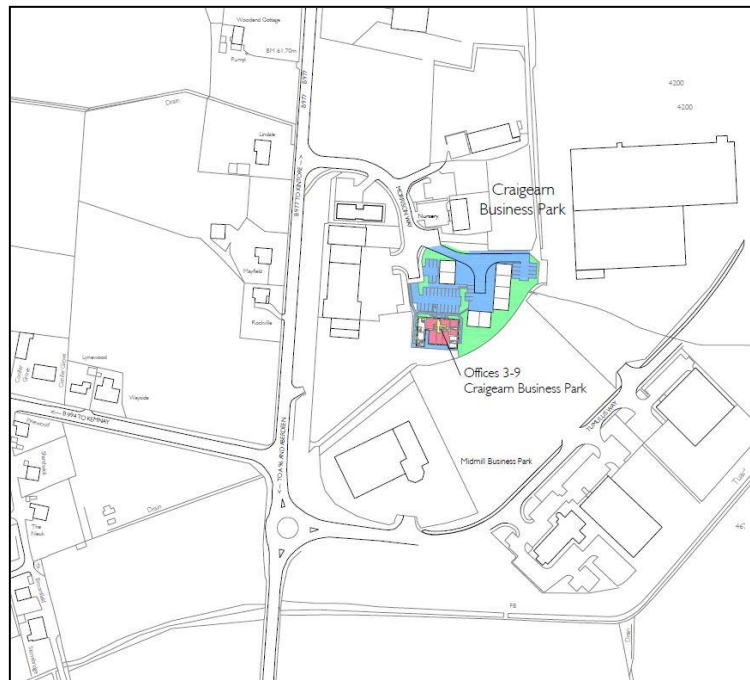
Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01467 536116.

In the event 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.

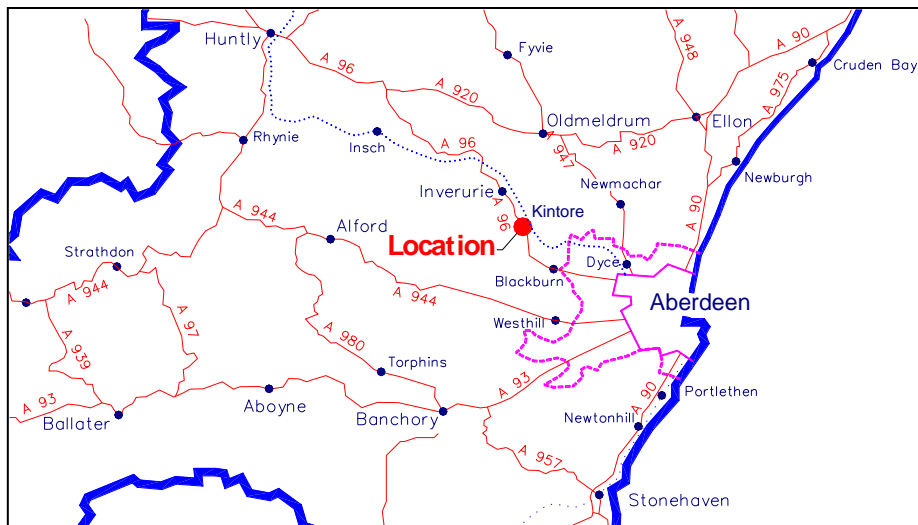
Date of Publication:

August 2019.

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.