



## Industrial Unit

# UNIT 2 CASTLE PARK IND EST

Castle Street, Ellon, AB41 9RF

- Available April 2026
- 140.5 sq m (1,512 sq ft)

**Rent: £17,750 per annum**

Contact Details  
Telephone: 01467 469261  
Email: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

# FOR LEASE

# UNIT 2 CASTLE PARK INDUSTRIAL ESTATE

Ellon, AB41 9RF

## Location:

The property is situated within Castle Park Industrial Estate on the outskirts of Ellon, a short distance from the A90 Aberdeen to Peterhead trunk road. Ellon is a thriving community and the broad tenant mix at Castle Park reflects the diverse nature of the local economy.

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

## Description:

The property forms part of a development of 8 industrial units of steel portal frame construction with concrete block walls and reinforced concrete floors. There is a pitched roof with insulated pressed steel cladding.

This mid-terraced unit comprises a warehouse/workshop area, office, single toilet and tea point. The warehouse has a steel roller shutter door and suspended led strip lighting.

An electric vehicle charger has been installed on the front wall of the unit.

## Accommodation:

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

Warehouse/workshop & wc:	127.2 sq m (1,369 sq ft)
Staffroom/kitchen:	<u>13.3 sq m</u> (143 sq ft)
Total:	140.5 sq m (1,512 sq ft)

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

## Services:

The property is served by mains water, electricity (3-phase supply) and gas with drainage to the public sewer.

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

## Energy Performance Certificate (EPC):

The EPC is available on request. The unit has an EPC rating of Band C.

## Viewing Arrangements:

To arrange a viewing please contact:

Telephone: 01467 469261

Email: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)

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## Rating Information:

Following Revaluation on 01 April 2026, the premises are entered in the Valuation Roll as follows:

Rateable Value of £9,000

The Uniform Business Rate for 2026/2027 is 48.1 p in the £.

An incoming tenant may qualify for 100% rates relief under the Small Business Bonus Scheme. Further information is available on the Council's website - <https://www.aberdeenshire.gov.uk/business/business-rates/reductions-and-relief-schemes/>

## Planning:

The unit is being offered for lease on the basis of uses falling within Classes 4, 5 & 6 of the Use Classes (Scotland) Order 1997 (light industrial, general industrial and storage & distribution). Interested parties should seek advice or make their own enquiries as to whether their intended use would fall within the definition of these classes.

## Rent:

£17,750 per annum

## VAT:

All prices, rents and premiums quoted are exclusive of VAT which will be payable.

## Lease Terms:

Aberdeenshire Council is seeking to lease the property for a period of six year on internal repairing and insuring terms, incorporating a rent review after the third year. There will be options for the tenant to terminate the lease on expiry of the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> years, subject to a penalty payment equivalent to 15% of the annual rental.

## Legal Costs:

In the usual manner, the incoming tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registrations dues.

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## Viewing Arrangements/Offers:

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

Estates Team

Telephone 01467 469261

E-mail [estates@aberdeenshire.gov.uk](mailto: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 469261.

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:

From April 2026 and upon conclusion of legal formalities.

## Viewing Arrangements:

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