



Office

ARDUTHIE BUSINESS CENTRE

Kirkton Road, Stonehaven, AB39 2NQ

- Close to A90 and rail links
- Use Class 4 (Business)

From £275 per month

Contact Details
Telephone: 07876443435
Email:
karen.pugh@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR LEASE

ARDUTHIE BUSINESS CENTRE

AB39 2NQ

Location:

Arduthie Business Centre is located close to the A90 Aberdeen to Dundee trunk road, is within walking distance of Spurryhillock Industrial Estate and also Stonehaven railway station.

Next to the Business Centre there is a Tesco Express and petrol station offering good amenities. The centre of Stonehaven is a 10 minute walk or a short drive.

Accommodation:

Arduthie Business Centre has 17 offices ranging in size from 142 to 785 square feet, or thereby, measured on a net internal basis.

Central toilet facilities (ladies, gents and disabled) and a kitchen / tea prep area are available for the use of all occupiers.

Accommodation is accessible 24/7 for all occupiers.

Services:

The Business Centre is served with mains water, electricity and drainage. Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services ie. water is mainly a central service provision rather than within individual offices.

Energy Performance Certificate (EPC):

An EPC is available on request.

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Council Tax Banding/Rating Information:

Business Rates: The Valuation Roll shows a rateable value for each office within Arduthie Business Centre, more information is available from www.saa.gov.uk.

The incoming tenant will be responsible for Business Rates but may qualify for relief through the Small Business Bonus Scheme. Further information is available on the Council's website:

<https://www.aberdeenshire.gov.uk/business/businessrates/>

Interested parties should seek advice or make their own enquiries with our Business Rates team on 01346 415824 or business.rates@aberdeenshire.gov.uk.

Planning:

It is understood that the premises currently has permission for use within Use Class 4 (Business) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. However, it is the ingoing tenants responsibility to ensure the subjects are suitable for their purpose. Interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

Rent & Service Charge:

A combined rent and service charge of £27 / sq ft per annum. VAT will be chargeable on the rent and service charge.

The service charge includes cleaning of common areas, electricity within common areas, car parking and grounds maintenance, building insurance and maintenance.

The rent and service charge are set for a period of 12 months with an annual fixed 5% increase.

Lease Terms:

Month to Month lease terms with either party having option to terminate at any time by providing one months notice in writing.



Viewing Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone: 07876 443435

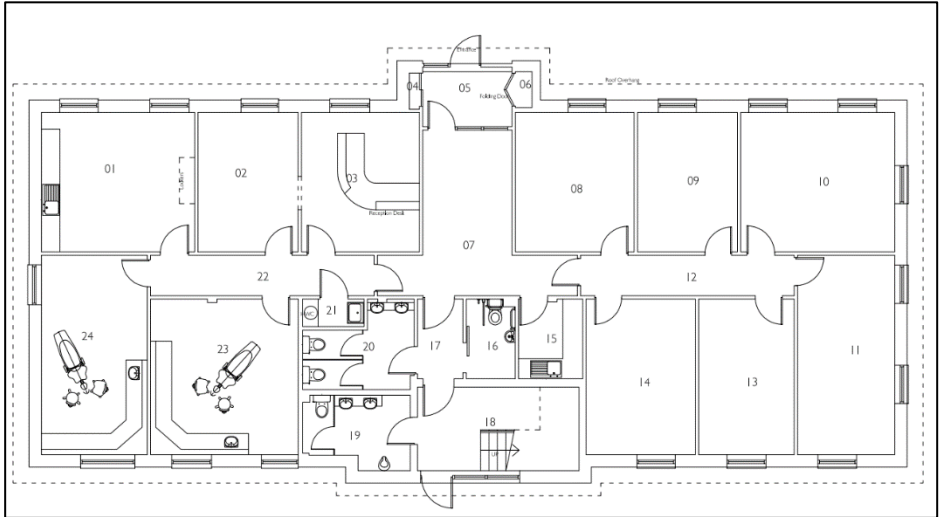
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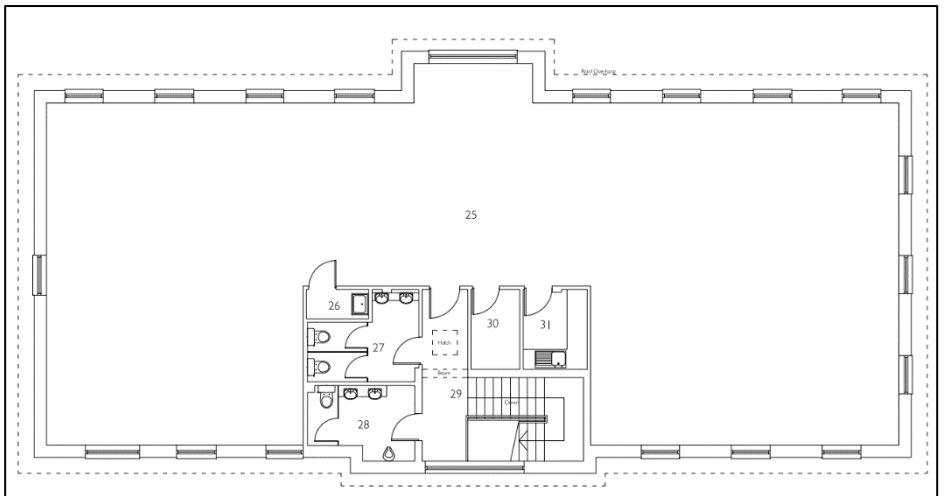
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Ground Floor Plan:



First Floor Plan:

For illustration purposes only (1st floor now comprises 6 individual offices)



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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