



Office

## FRASERBURGH BUSINESS CENTRE

South Harbour Road, Fraserburgh, AB43 9TN

- Central location
- Use Class 4 (Business)

**From £320 per month**

Contact Details  
Telephone: 07876 443435  
Email: [karen.pugh@aberdeenshire.gov.uk](mailto:karen.pugh@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

# FOR LEASE

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AB43 9TN



## Location:

Fraserburgh Business Centre is located close to the town centre of Fraserburgh and sits adjacent to the Harbour. Fraserburgh, is a town on the north east coast, which is situated approximately 40 miles north of Aberdeen. The town offers a good offering of retail and hospitality outlets, a sports facility and has one of the most beautiful beaches – a stones throw walk from the Centre.

## Description:

The Business Centre comprises two storey office accommodation of various sizes with lift access to the first floor. Fraserburgh Business Centre is a 4000 square foot purpose built facility with on-site car parking.



## Accommodation:

Fraserburgh Business Centre has 27 offices ranging in size from 106 to 754 square feet, or thereby, measured on a net internal basis.

The Centre has central toilet facilities and a kitchen / tea prep area on each floor for the use of all occupiers. Lift access is available to the first floor. A shower facility is also available on the ground floor.



## Services:

The property 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 Fraserburgh Business Centre, more information is available from [www.saa.gov.uk](http://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](mailto: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 £32 / sq ft per annum.

The service charge includes electricity, cleaning of offices & 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 term 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

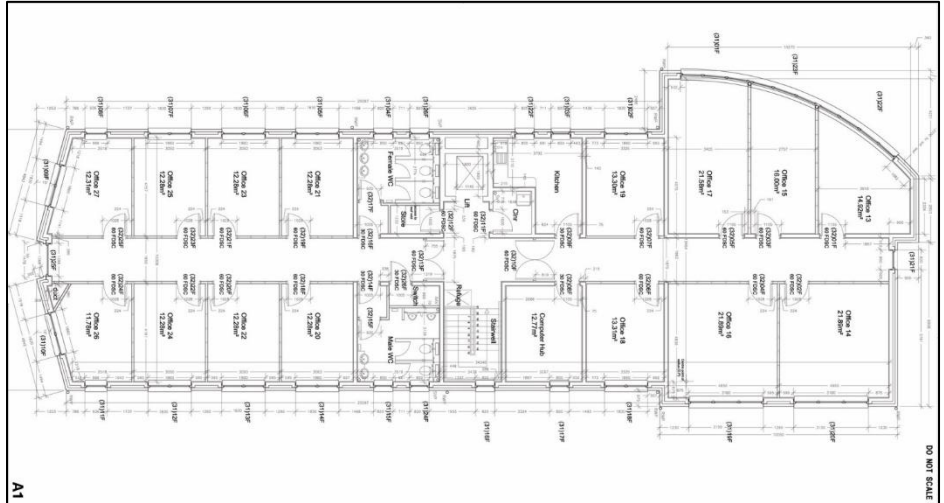
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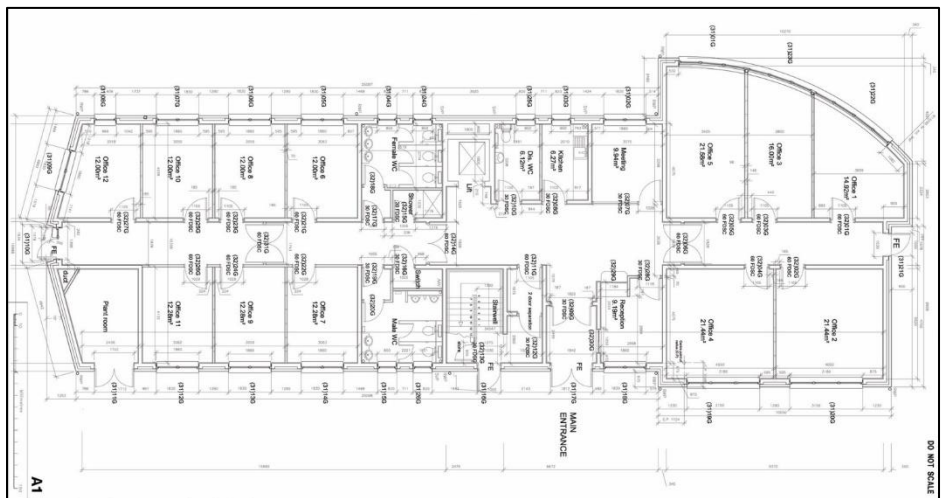
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## First Floor Plan:



## Ground Floor 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.

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