



Office  
**ABOYNE BUSINESS  
CENTRE**

Huntly Road, Aboyne, AB34 5HE

- Central, looking onto Aboyne Green
- Use Class 4 (Business)

**From £205 per month**

**FOR LEASE**

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)

# ABOYNE BUSINESS CENTRE

AB34 5HE

## Location:

Aboyne Business Centre is located within the centre of the established town of Aboyne which is situated approximately 30 miles west of Aberdeen on the A93 North Deeside Road.



## Description:

The Business Centre comprises single storey office accommodation of various sizes. The property is of pointed stone construction with pitched and slated roofing and timber framed windows.

## Accommodation:

Aboyne Business Centre has 11 offices ranging in size from 106 to 589 square feet or thereby measured on a net internal basis.



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

## 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 Aboyne 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 £20 / 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:

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