



Office
**TURRIFF BUSINESS
CENTRE**

Markethill Industrial Estate, Turriff, AB53 4AG

- Central location
- Use Class 4 (Business)

From £320 per month

Contact Details
Telephone: 07876 443435
Email: karen.pugh@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR LEASE

TURRIFF BUSINESS CENTRE

AB53 4AG

Location:

Turriff Business Centre is located close to the centre of Turriff which is situated approximately 34 miles north of Aberdeen. Positioned on Markethill Industrial Estate, towards top north end of Turriff. Adjacent to nursery provider.



Description:

The purpose built Business Centre comprises single storey office accommodation of various sizes.

Accommodation:

Turriff Business Centre has 12 small to medium offices ranging in size from 151 to 797 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.

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 Turriff 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 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:

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