



Small Industrial Unit fitted out as
Offices plus Yard

UNIT 12 MEADOWS INDUSTRIAL ESTATE

Oldmeldrum, AB51 0EZ

- 88.9 sq.m.(955 sq ft) offices
- 102 sq.m. compound

Rent £13,500 per annum

FOR LEASE

Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/ Contact

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Location:

The property is located within the established Meadows Industrial Estate close to the Inverurie Road.

Oldmeldrum is a popular commuter village and is well served with shops, hotels, health centre, primary and secondary schools and a range of sporting and recreational facilities.

Aberdeen is approximately 18 miles to the southeast and is accessed by the A947 road. Aberdeen Airport is some 14 miles distant.

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

Description:

The property comprises a single storey end-terraced industrial unit fully fitted out as office accommodation with common forecourt to the front and an enclosed compound to the side.

The property is of steel portal frame construction with full height blockwork walls, an insulated profile clad roof and reinforced concrete floor.

Internally, the offices have painted plasterboard lined walls and ceilings, double glazed timber framed windows, carpeted floors, fluorescent strip lighting and spurred-in Dimplex electric panel radiators.

Accommodation:

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

4 offices, store & WC	88.7 sq.m (955 sq ft)
Compound/Yard	102 sq.m

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



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Services:

The property is served with mains electricity, water and drainage.

However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Energy Performance Certificate (EPC):

An EPC is available on request. The property has an EPC rating of Band B.

Rating Information:

The property has a Rateable Value of £11,000 with effect from 1st April 2026.

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

A 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/>

Planning:

The industrial unit is being offered for lease on the basis of a use falling within Class 4 of the Schedule to the Use Classes (Scotland) Order 1997 – which typically covers office and light industrial use.

Interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

Rental:

The property is offered for lease at a rent of £13,500 per annum

VAT:

All prices, rents and premiums quoted are exclusive of VAT. VAT will be payable on the rent.

Lease Terms:

Aberdeenshire Council is seeking to lease the property on a six-year, internal repairing and insuring basis, incorporating a rent review after the third year. There will be options for the tenant to terminate at the end of the 1st, 2nd and 3rd years, subject to a penalty payment. Consideration may be given to alternative lease terms.

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Legal Costs:

The ingoing tenant will pay the landlords reasonably incurred legal expenses, as well as any applicable LBTT and registration dues.

Date of Entry:

From June 2026 and upon conclusion of legal formalities.

Viewing Arrangements/Offers:

To view the property or for further information please contact:

Estates Admin: Tel: 01467 469261

Email: estates@aberdeenshire.gov.uk

Any persons who wish to submit an offer to lease the unit should note their interest with the Estates Section, Aberdeenshire Council, Woodhill House, Westburn Road, AB16 5GB. 01467 469261.

In the event a closing date is 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.

Offers to lease must be in accordance with Scots Law, state the rental and must be in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received

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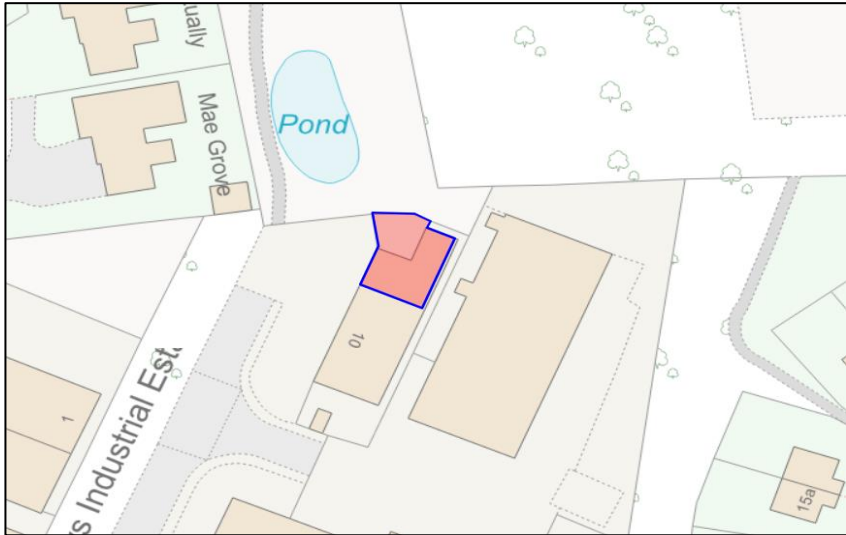
Email: estates@aberdeenshire.gov.uk

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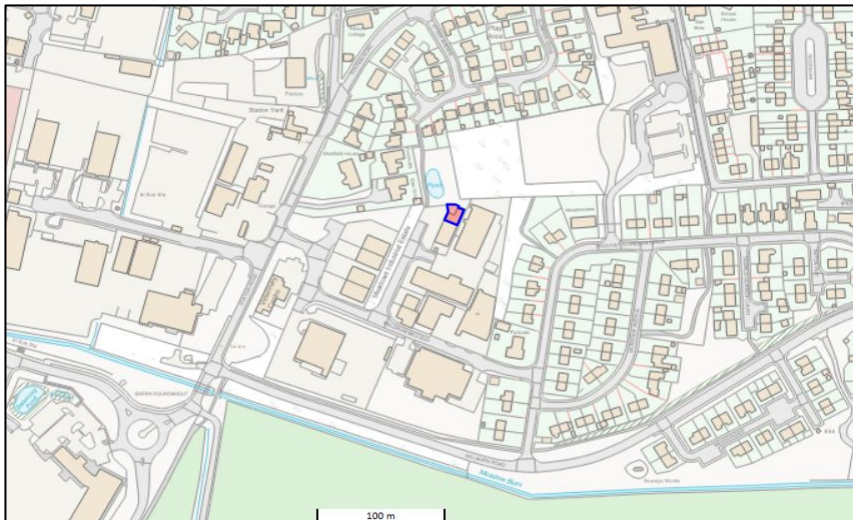
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Site Plan:



Location 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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