Aberdeenshire COUNCIL



Modern Industrial Unit

UNIT B LAURENCEKIRK BUSINESS PARK

Laurencekirk, AB30 1EY

Workshop

- GIA: 71.43 sq.m. (758 sq.ft.) or thereby
- Established business location

Rent £11,000 p.a.

FOR LEASE

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

UNIT B LAURENCEKIRK BUSINESS PARK

Laurencekirk, AB30 1EY

Location:

The property is located within Laurencekirk Business Park which is an established industrial location towards the northern end of Laurencekirk and a short distance west of the A90 Aberdeen to Dundee trunk road. Laurencekirk is approximately 30 miles south of Aberdeen and 36 miles north of Dundee. The approximate location is shown on the Location, Town and Site plans.

Description:

The property comprises a modern mid terraced workshop unit of concrete block and profile sheet clad walls and concrete floor. The roof is pitched with insulated profile sheet cladding and solar panels. Vehicular access is provided by a steel roller shutter door; a separate pedestrian door provides personnel access. Internally there is a single office with carpet tile floor coverings, electric wall mounter heaters and natural light. Common car parking is available at the front of the property. The unit has a washbasin and WC facility, fluorescent strip lighting and 3 phase power.

Accommodation:

The accommodation comprises:

Workshop	57.87 sq.m.	(625 sq. ft.) or thereby
Office	13.56 sq m	(133 sq ft)
Total	71.43 sq.m	(758 sq ft)

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

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Services:

We understand the property is served with mains water, electricity 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 A.

Council Tax Banding/Rating Information:

The Valuation Roll shows a rateable value for the property of £5,600 with effect from 1st April 2026.

The Uniform Business Rate (UBR) for the year 2026/2027 is 48.1p in the pound. A tenant may qualify for 100% rates relief under the Small Business Bonus Scheme.

Planning:

The industrial unit is being offered for lease on the basis of uses falling within Class 4, 5 & 6 of the Use Classes (Scotland) Order 1997, however interested parties should seek advice or make their own enquiries as to whether their intended use would fall within the definition of this class.

Rent:

£11,000 per annum.

VAT:

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

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangement / Offers:

To view the property or for further information please contact:

Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk

Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01467 536116.

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.

All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

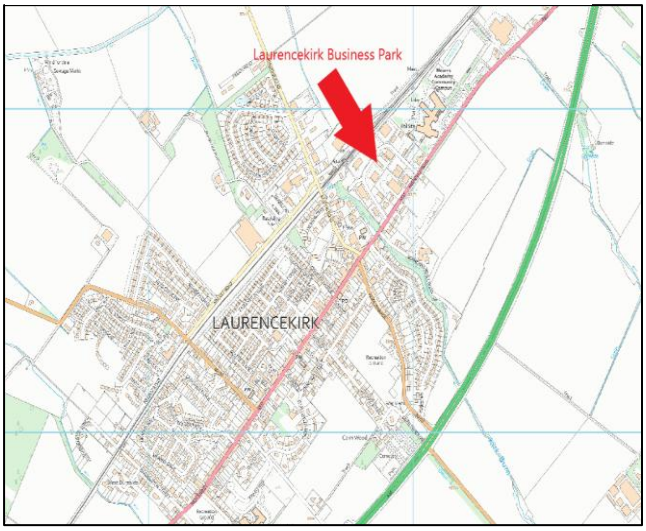
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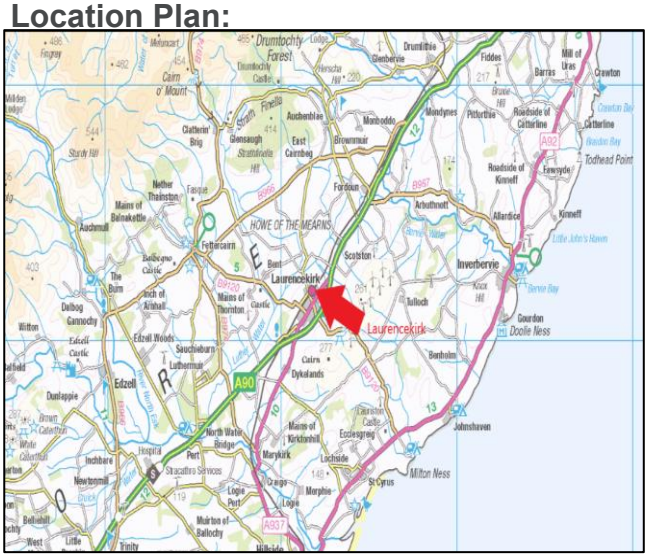
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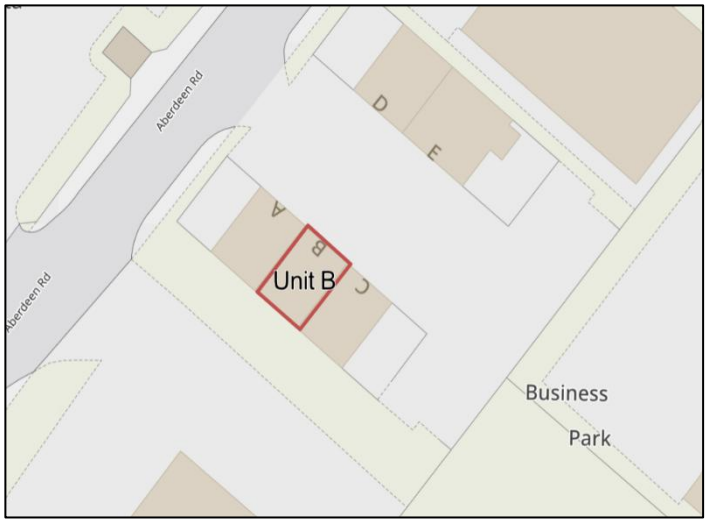
Town Plan:



Location Plan:



Site 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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