



Modern Industrial Unit
**UNIT E LAURENCEKIRK
BUSINESS PARK**

Laurencekirk, AB30 1EY

Workshop with secure concrete yard

- GIA: 92.80 sq. m. (1,057 sq. ft.) or thereby
- Yard 78 sq. m
- Established Business Location

Rent - £7,660 PA

Contact Details
Telephone: 01561 377766
Email: Luke@abesco.net
www.aberdeenshire.gov.uk/property

FOR LEASE

UNIT E 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 end 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, electric wall moulder 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. A secure concrete yard is located adjacent to the unit.

Accommodation:

The accommodation comprises:-

Workshop	89.84 sq.m.	(967 sq. ft.) or thereby
Office	8.36 sq m	(90 sq ft)
Total	92.80 sq.m	(1,057 sq ft)
Concrete Yard	78 sq m	

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 £7,800 with effect from 1st April 2023.

The Uniform Business Rate (UBR) for the year 2025/2026 is 49.8p 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.

Lease Terms:

The current tenant is looking to assign or sub-let their lease which runs until 14th January 2026 with no further rent reviews. A new lease may be available direct from Aberdeenshire Council. This would be 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 of 15% of the annual rent. No service charge. Further information is available from Aberdeenshire Council on 01467 469261.

Passing Rent:

£7,660 per annum

VAT:

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

Legal Costs:

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registrations dues.

Viewing Arrangements:

To arrange a viewing please contact:

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Viewing Arrangement / Offers:

To view the property or for further information please contact:

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Email: Luke@abesco.net

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 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.

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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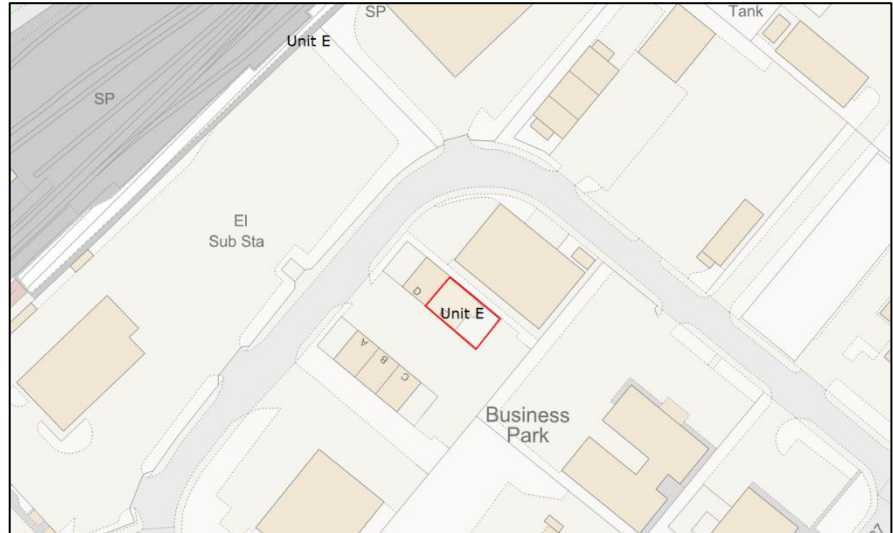
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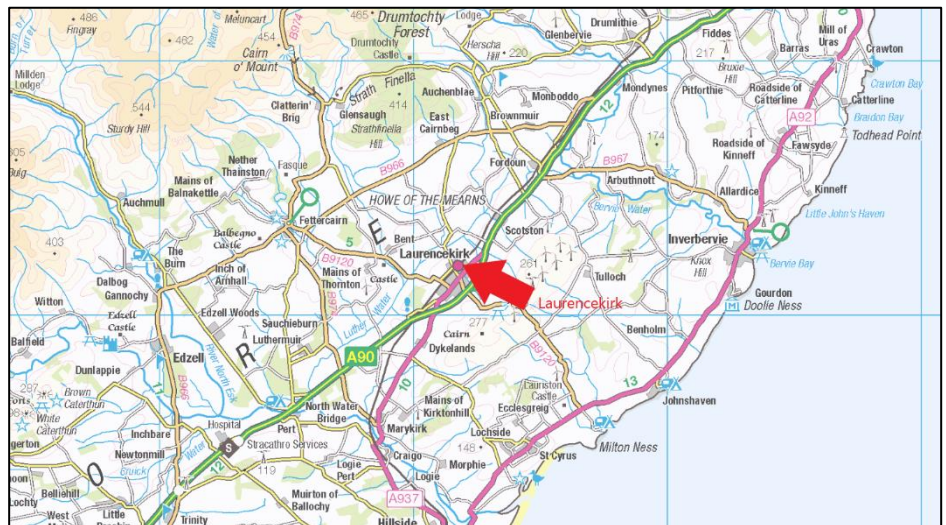
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Site Plan:



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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Date of publication: June 2025