



Industrial Unit with Secure Yard  
**UNIT 22A & 22B HUNTLY  
INDUSTRIAL ESTATE**

Steven Road, Huntly, AB54 8SX

Workshop with secure concrete yard

- GIA: 92.62 sq.m. (997 sq.ft.) or thereby
- Established Business Location

**Rent: £9,500 p.a.**

Contact Details  
Telephone: 01467 469261  
Email: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

**FOR LEASE**

# UNIT 22A & 22B HUNTLY INDUSTRIAL ESTATE

Steven Road, Huntly, AB54 8SX

## Location:

Huntly is a market town and commercial centre situated adjacent to the A96 Aberdeen to Inverness trunk road approximately 37 miles west from Aberdeen. It has a good range of facilities, and shops including two major Supermarkets and both primary and secondary schools. The approximate location is shown on the Location, Town and Site plans.

## Description:

The property comprises two single storey, terraced, industrial units linked internally. Access is via two sliding wooden doors. Internally there is workshop space, a single wc and office/storage area. The property has 3 phase power.

The property has blockwork walls, rendered externally with a pitched, cement based roof incorporating translucent roof lights.

Externally the property benefits from a secure compound plus an area of shared parking in front of the units.

## Accommodation:

The accommodation comprises:-

Workshop	85.10 sq.m.	(916 sq. ft.) or thereby
Office	7.53 sq m	(81 sq ft)
Total	92.63 sq.m	(997 sq ft)
Secure Yard	258 sq m	

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

## 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 D.

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## Council Tax Banding / Rating Information:

The Rateable Value in the current Valuation Roll is £5,700. Following Revaluation on 01.04.2026, the revised RV will be £5,500

**You may be eligible to apply for 100% rates exemption 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:

£9,500 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.

## Date of Entry:

To be agreed upon conclusion of legal formalities.

## Viewing Arrangements / Offers:

To view the property or for further information please contact:

Telephone: 01467 469261

Email: [estates@aberdeenshire.gov.uk](mailto: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.

## Viewing Arrangements:

To arrange a viewing please contact:

### Contact Details

Telephone: 01467 469261

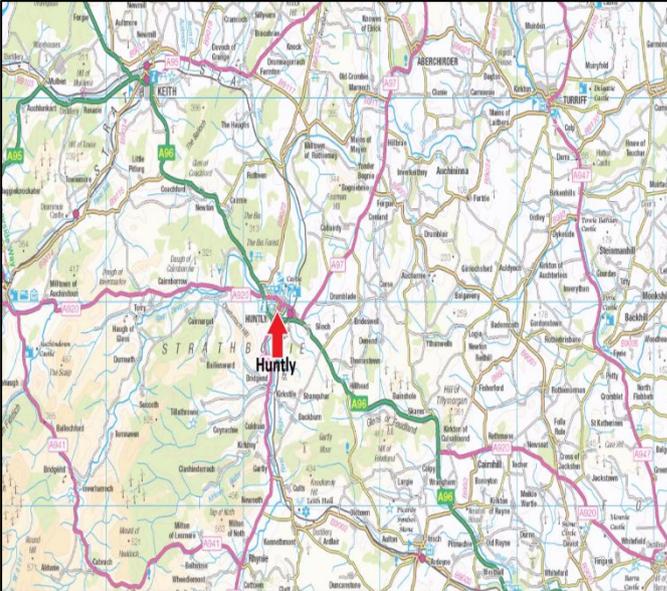
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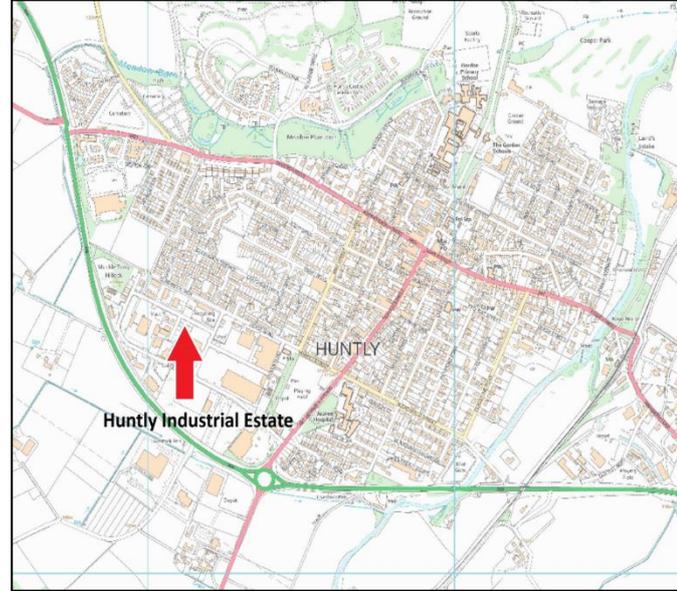
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Location Plan:



Town 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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