

Property Particulars



FOR LEASE

CLOSING DATE 21ST SEPTEMBER 2016, 10.30am

**Five newly constructed high quality Industrial Units,
Laurencekirk Business Park,
Laurencekirk, AB30 1EY**

www.aberdeenshire.gov.uk/property

- New Purpose Built Industrial Units.
- Solar panels offering low cost electricity.
- Available Immediately.
- Terrace of three starter units two of which have external storage yards.
- Two larger semi-detached units both with external storage yards.

Viewing
Arrangements

To view the property or for further information please contact:

Ian MacLennan

01224 664246

ian.maclennan@
aberdeenshire.gov.uk

Or

John Still
07833368036

John.still@
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Location:

Laurencekirk is a thriving town located approximately 28 miles to the south of Aberdeen.

The development is located within Laurencekirk Business Park on the northern edge of the town, a short distance from the A90 Aberdeen to Dundee trunk road.

Extract plans are provided showing the location of Laurencekirk and the development of new units within Laurencekirk Business Park.

Description:

These 5 newly constructed units are built to a high specification, including solar panels. The property comprises one terrace of 3 industrial workshops and two semi-detached units. The property is of steel portal frame construction with concrete block and profiled sheet clad walls and concrete floor. The roof is pitched with profiled sheet cladding and solar panels. Vehicular access is provided via steel roller shutter doors; separate pedestrian doors provide personnel access. Each unit consists of main workshop area, a small office and toilet.

Accommodation:

The accommodation measured on a gross internal basis comprises:

Unit A: G.I.A 70.25 m² (756 ft²)
Workshop: 60m² (646ft²)
Office: 10.25m² (110ft²)
Yard: 62 m²

Unit B: G.I.A 68.68 m² (739 ft²)
Workshop: 58.43m² (629ft²)
Office: 10.25m² (110ft²)
Yard: n/a

Unit C: G.I.A 70.25 m² (756 ft²)
Workshop: 60m² (646ft²)
Office: 10.25m² (110ft²)
Yard: 62 m²

Unit D: G.I.A 75.45 m² (812 ft²)
Workshop: 65.2m² (702ft²)
Office: 10.25m² (110ft²)
Yard: 82 m²

Unit E: G.I.A 98.05 m² (1055 ft²)
Workshop: 87.8m² (945ft²)
Office: 10.25m² (110ft²)
Yard: 82 m²

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

Services:

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

Energy Performance Certificate (EPC):

EPCs are available on request.

Rating Assessment:

The properties have yet to be assessed for the Valuation Roll.



Planning:

The unit has consent for purposes within classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997

Rental:

Unit A: £5600 per annum
Unit B: £5150 per annum
Unit C: £5600 per annum
Unit D: £6100 per annum
Unit E: £7400 per annum

VAT:

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

Date of Entry:

To be agreed upon conclusion of legal formalities.

Lease Terms:

Aberdeenshire Council is seeking to lease the units on a six year internal repairing & insuring basis, incorporating a rent review after the third year. There will be an option for the tenant to terminate the lease at the end of the 1st, 2nd and 3rd years on payment of a penalty of 15% of the rent. No Service Charge.

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 / Offers:

For viewing or for further information please contact:

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Or

John Still

07833 368 036

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Offers:

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, 01224 664255.

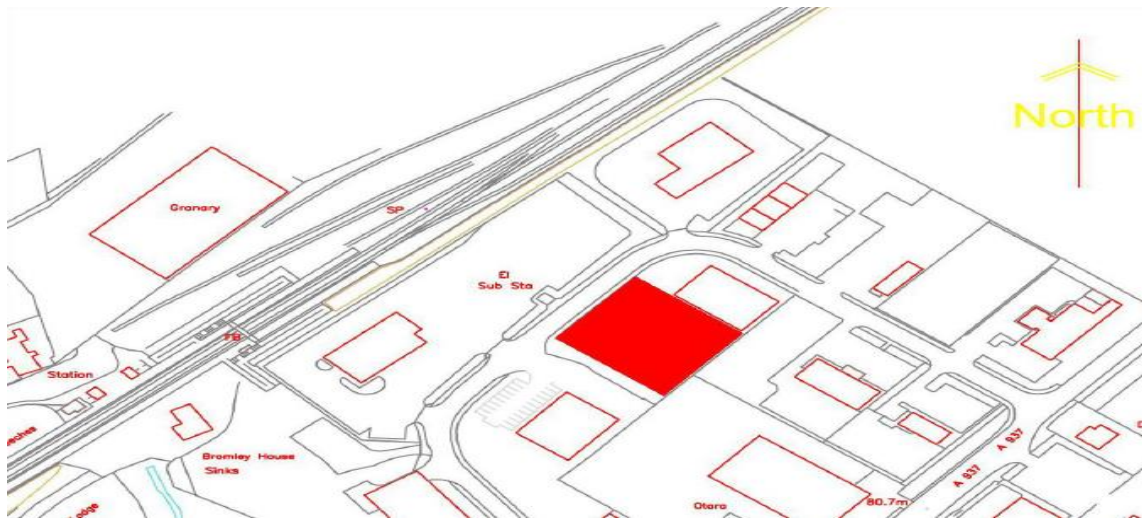
In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal Form.

The Council is not bound to accept the highest or indeed any offer.

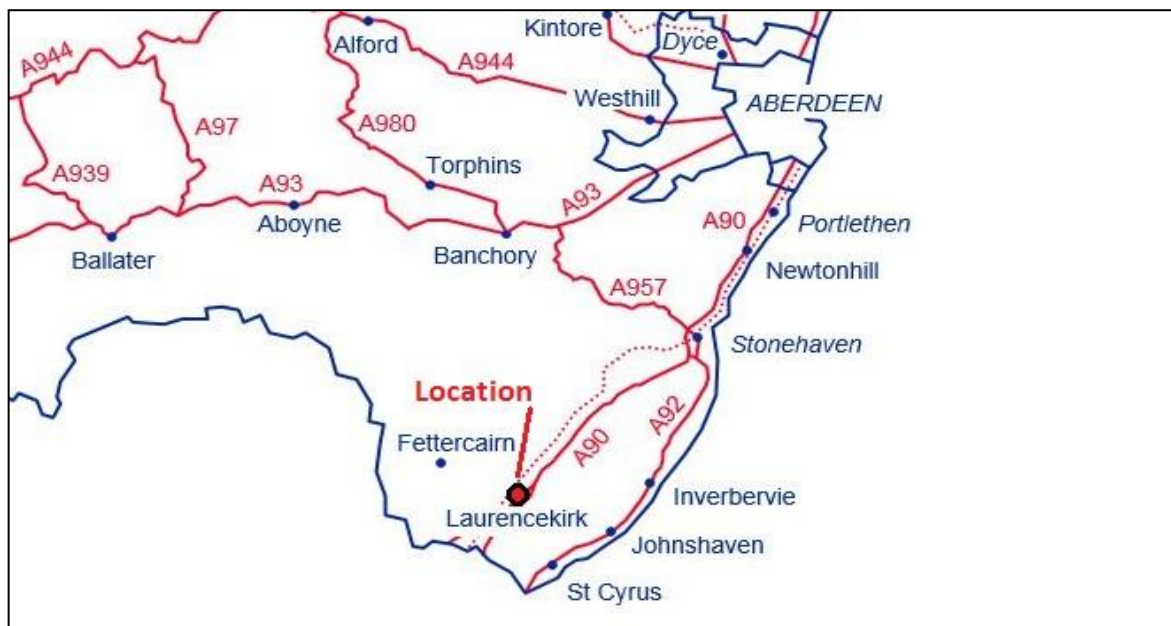
Date of Publication:

Aug 2016.

Site Plan:



Location Plan:



Misrepresentation Act 1967 and Property Misdescriptions Act 1991

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.