

Property Particulars



FOR LEASE

**Office 2, Craigearn
Business Park, Morrison
Way, Kintore, AB51 0TH**

- Available from April 2018
- IPMS 3 39.09 sq m (421 sq ft)
- NIA 36.54 sq m (393 sq ft)
- £6,670 pa

Viewing Arrangement

To view the property or for further information please contact:

Mark Fleming

01467 534859

**mark.fleming@
aberdeenshire.gov.uk**

www.aberdeenshire.gov.uk/property



Location:

The property is located within Craigeearn Business Park in Kintore. Craigeearn Business Park benefits from excellent transport links due to its convenient positioning at the southern end of Kintore, close to the roundabout junction of the main A96 trunk road. The A96 provides fast and direct access to Aberdeen City Centre (approximately 12 miles) and Inverness. Aberdeen Airport is only a 15 minute drive from the subjects.

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

Description:

The property which forms part of a one and a half storey converted steading is planned over ground and attic first floors comprises entrance hall, ground floor and attic first floor office suites and has toilet and kitchen sink facilities. The subjects are cleanly decorated with painted walls, carpet flooring and fluorescent strip lighting in the office accommodation. The subjects are heated by way of electric wall mounted panel heaters. Parking is provided in the common car park area at the front of the building.

Floor Area:

The International Property Measurement Standards (IPMS): Office Buildings is the overarching international measurement standards for offices.

IPMS 3:

GF Office 27.77 sq m (299 sq ft)

1F Office 11.32 sq m (122 sq ft)

Total 39.09 sq m (421 sq ft)

NIA:

GF Office 25.75 sq m (277 sq ft)

1F Office 10.79 sq m (116 sq ft)

Total 36.54 sq m (393 sq ft)

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 E.

Council Tax Banding / Rating Information:

The Valuation Roll shows a rateable value for the property of £5,200 with effect from 1st April 2017.

Planning:

Whilst the offices are being offered for lease on the basis of uses falling with Class 4 of the Use Classes (Scotland) Order 1997, interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

Price:

Rental of £6,670 per annum.

VAT:



All prices, rents and premiums quoted are exclusive of VAT. VAT will not be payable on the rent.

Lease Terms:

Aberdeenshire Council is seeking to lease the property on an internal repairing and insuring basis. The lease will be for a term up to and including 16 October 2021 incorporating a rent review after the third year. There will be an option 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. Consideration may be given to alternative lease terms. 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.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangement / Offers:

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Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01224 664255.

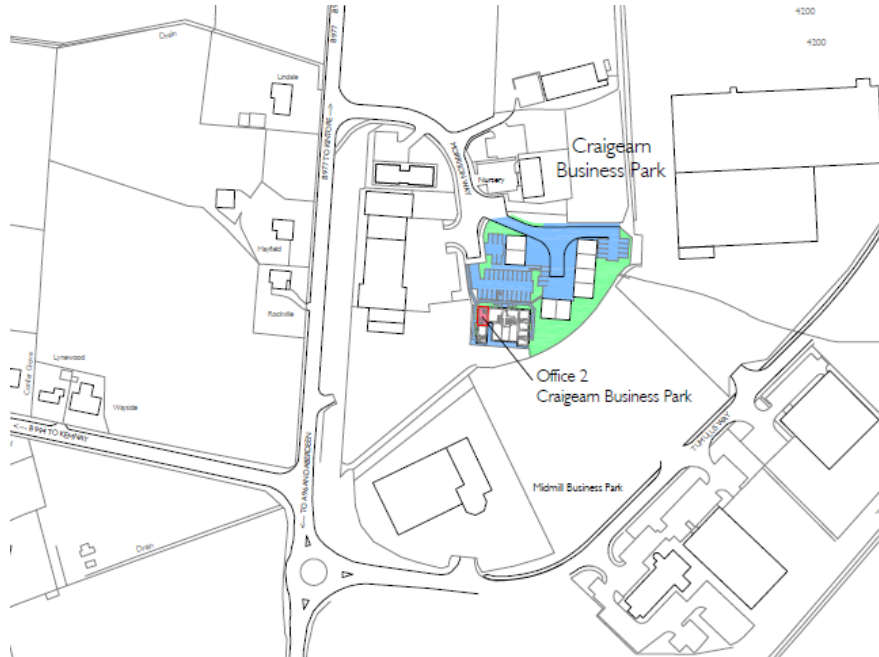
In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

Date of Publication:

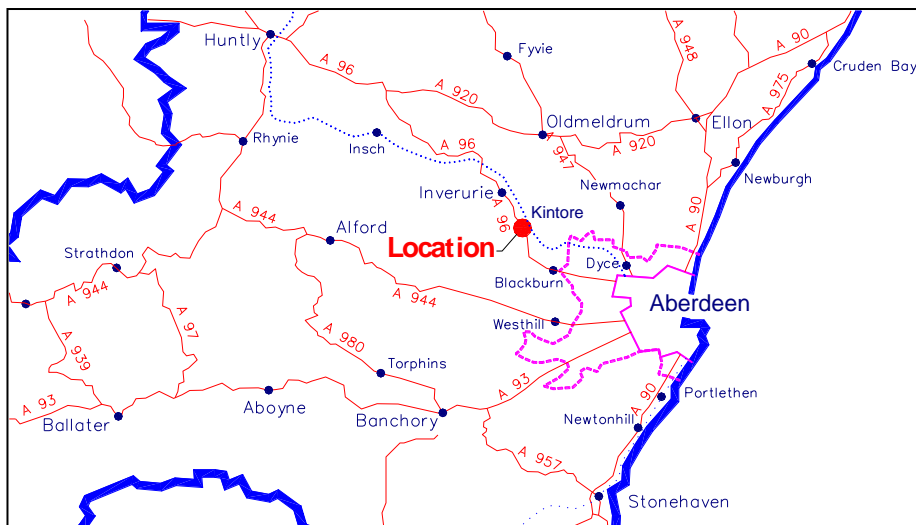
May 2017.

Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire

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.