



Properties for Lease



FEBRUARY 2012 EDITION

Serving Aberdeenshire from mountain to sea –
the very best of Scotland

For Lease



VARIOUS UNITS AT BALMOOR INDUSTRIAL ESTATE, PETERHEAD

- Affordable Industrial / Warehouse Accommodation.
- Prominent Location within an Established Industrial / Retail Park.
- Variety of Accommodation Options.
- Flexible Terms.
- Space from 526.29 sq. m (5,665 sq. ft) – 5,188.22 sq. m (55,846 sq. ft).
- Generous Yard Areas.
- Immediate Entry Available.
- Rent subject to Negotiation.

Unit	Area (Sq. m)	Area (Sq. ft)
Unit 1	LEASED	
Unit 2	540.79	5,821
Unit 3	526.29	5,665
Unit 4	887.22	9,550
Main Factory	3,233.92	34,810
Total	5,188.22	55,846
Unit	Area (Sq m)	Area (Sq ft)
Office Ground	421.28	4,535
Office Upper	421.28	4,535
Total	842.56	9,070

Viewing Arrangement and for further details of the lease terms please contact the Commercial Development Manager:
Michael Robertson Tel: 01224 664087. Email: michael.robertson@aberdeenshire.gov.uk

Units For Lease

BLACKBURN - Unit 6 Blackburn Industrial Estate

Workshop 126.68 sq. m 865 sq. ft
Office 12.83 sq. m 138 sq. ft
Compound 206 sq. m
Rent £12,750 per annum exclusive of VAT.
Contact: Gervase Topp Tel: (01467) 628025.

CUMINESTOWN – Unit B Cuminestown Industrial Estate

Workshop 59 sq. m 633 sq. ft
Compound 36 sq. m
Rent £3,050 per annum exclusive of VAT.
Contact: Sarah Young Tel: (01467) 628484.

ELLON - Unit 6 Castle Road Industrial Estate

Available for Assignment

Workshop 75.05 sq. m 807 sq. ft
Rent £7,850 per annum exclusive of VAT.
Contact: Sarah Young Tel: (01467) 628484.

HUNTLY – Unit 2 Huntly Industrial Estate

Net Internal Area 76.40 sq. m 822 sq. ft
Rent £7,500 per annum exclusive of VAT.
Property currently has consent for Use Class 10 (Day Care Centre)
Possibility for change of use to Office or Workshop (Use Class 4 & 5)
Contact: Graeme Smith Tel: (01224) 664258.

INVERURIE - Unit 5 Blackhall Industrial Estate

Office 79.9 sq. m 860 sq. ft
Compound 50 sq. m
Rent: £9,000 per annum exclusive of VAT
Contact: Gervase Topp Tel: (01467) 628025.

INVERURIE - Unit 7 Blackhall Industrial Estate – UNDER OFFER

Workshop 71.75 sq. m 772 sq. ft
Compound 145 sq. m
Rent: £7,200 per annum exclusive of VAT
Contact: Gervase Topp Tel: (01467) 628025.

MACDUFF - Tarlair Business Park – UNDER OFFER

**Two New Build, High Specification Business Units.
Each unit comprises:**

Workshop Area 100 sq. m 1,076 sq. ft
Internal Office 18 sq. m 194 sq. ft
There is a concrete loading area and car parking to the front of the units.
Rent £5,500 per annum exclusive of VAT for each individual unit.
Contact: Jane Burgess Tel: (01779) 483290.

PETERHEAD - Unit 13 Balmoor Industrial Estate

Workshop Area 80 sq. m 861 sq. ft
Rent On Application
Contact: Jane Burgess Tel: (01779) 483290.

PETERHEAD - Unit E Blackhouse Industrial Estate

Workshop Area 59.18 sq. m 637 sq. ft
Compound 122 sq. m
Rent £4,000 per annum exclusive of VAT
Contact: Jane Burgess Tel: (01779) 483290.

Units For Lease contd.

PETERHEAD - Unit 11 Dales Industrial Estate

Workshop Area 71.86 sq. m 773 sq. ft
Compound 53 sq. m
Rent £4,000 per annum exclusive of VAT
Contact: Jane Burgess Tel: (01779) 483290.

PETERHEAD - Unit 12 Dales Industrial Estate

Workshop Area 71 sq. m 768 sq. ft
Compound 190 sq. m
Rent £4,300 per annum exclusive of VAT
Contact: Jane Burgess Tel: (01779) 483290.

PETERHEAD - Unit 18 Dales Industrial Estate

Workshop Area 119.85 sq. m 1,290 sq. ft
Internal Office 19.51 sq. m 210 sq. ft
Compound 300 sq. m
Rent £7,500 per annum exclusive of VAT
Contact: Estates Surveyor Tel: (01779) 483712.

PETERHEAD - Unit 1 Blackhouse Industrial Estate

Workshop Area 179 sq. m 1,923 sq. ft
Internal Office 18 sq. m 192 sq. ft
Compound 178 sq. m
Car Park 50 sq. m
Rent £10,350 per annum exclusive of VAT
Contact: Jane Burgess Tel: (01779) 483290.

PORTLETHEN - Unit D Badentoy Business Centre

Workshop Area 140 sq. m 1503 sq. ft
Internal Office 12 sq. m 126 sq. ft
Rent £14,000 per annum exclusive of VAT
Contact: Lucy Rushworth Tel: (01224) 664246.

Retail

ABOYNE - Retail Unit – Shop Unit 9 Aboyne Station Square

Retail area: 30.12 sq. m (324 sq. ft) or thereby
Rent £3,500 per annum exclusive of VAT.
Contact: Graeme Smith Tel: (01224) 664258.

BANCHORY - Retail Unit – 1 Raemoir Road

Retail area: 105.85 sq. m (1139 sq. ft) or thereby
Rent £10,500 per annum exclusive of VAT.
Contact: Graeme Smith Tel: (01224) 664258.

Office Suites

KINTORE – Craigearn Business Park - Office Suites – OFFICE 1 UNDER OFFER

Office 1	30.40 sq. m	327 sq. ft	Rent: Offers in excess of £4,600 per annum exclusive of VAT.
Office 2	39.40 sq. m	424 sq. ft	Rent: Offers in excess of £5,950 per annum exclusive of VAT.
Contact:	Gervase Topp Tel: 01467 628025.		

Business Centres

Following a partnership arrangement between the Council and Enterprise North East Trust (ENET), the following Council owned business centres are now directly run and managed by ENET:

Aboyne, Fraserburgh, Huntly, Oldmeldrum, Peterhead, Portlethen, Stonehaven, Turriff and Westhill.

ENET also operate Business centres at: **Aberdeen, Banff, Ellon and Inverurie.**

For further information please contact :

Enterprise North East Trust - Tel: 01224 289700 - www.enetrust.com/Property/Property.asp

Serviced Sites

FRASERBURGH - FAIRNEY BUSINESS PARK

Sites from 0.10 to 1.13 hectares (0.25 to 2.80 acres)
Rent Negotiable

GOURDON - LINTON BUSINESS PARK

Serviced sites for sale or lease.

INSCH - INSCH BUSINESS PARK

Serviced sites for sale or lease.

LAURENCEKIRK – LAURENCEKIRK BUSINESS PARK

New development opportunity -

Serviced site for sale. 1128 sq. m. (0.279 acre) Price: Offers are invited.

MACDUFF - TARLAIR BUSINESS PARK

New development opportunity -

Serviced sites for sale or lease. Price: Negotiable

MINTLAW - ADEN BUSINESS PARK

New development opportunity

Serviced sites for sale or lease. Price: Negotiable

PETERHEAD - DALES INDUSTRIAL ESTATE

Sites from 0.34 to 4.20 hectares (0.85 to 4.20 acres).

PETERHEAD - BALMOOR INDUSTRIAL ESTATE

Site from 0.10 to 0.50 hectares (0.25 to 1.25 acres)

Available on long term grassum leases. Terms negotiable.

RHYNIE - RHYNIE INDUSTRIAL ESTATE

0.178 hectare (0.440 acre) or thereby

Available on long term lease. Rent £2,000 p.a.

For general enquiries regarding serviced development sites and development opportunities contact the Commercial Development Manager:

Michael Robertson Tel: 01224 664087. Email: michael.robertson@aberdeenshire.gov.uk

OTHER USEFUL PROPERTY CONTACTS

Aberdeen City Council
<http://www.aberdeencity.gov.uk/ACCI/web/site/home/home.asp>

Aberdeen Solicitors Property Centre
<http://www.aspc.co.uk/>

Commercial Property Review
<http://www.cpr-online.co.uk/>

Enterprise North East Trust
<http://www.enetrust.com/Property/Property.asp>

Scottish Property Network
<http://www.scottishproperty.co.uk/>

We are the largest single provider of business land and premises in the North of Scotland. We own / manage in excess of 500 sites / units in 41 separate business locations throughout Aberdeenshire, from our offices located in Aberdeen, Inverurie and Peterhead. In addition we lease in excess of 200 business centre office suites to Enterprise North East Trust who in turn sub-lease these to businesses.

Sites and Units are available to lease in various locations.

Some sites are available for purchase.

Whilst every care has been taken in the preparation of this information sheet and it is believed to be correct, it is not warranted and should not be taken to form part of any contract. Rent quoted may be subject to VAT.

Please note:

- 1) Aberdeenshire Council is required to obtain the best price reasonably possible. Accordingly, in the case of competing interests for a property a closing date for offers may be set.
- 2) We will continue to market a property until such time as a bargain is in place.

John Gahagan – Estates Manager

Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen AB16 5GB

Tel: (01224) 664255 Fax: (01224) 664470

E-mail: property@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property/