

PROPERTY PARTICULARS



FOR LEASE

MODERN OFFICE SUITES
OFFICES 10 & 11,
CRAIGEARN BUSINESS PARK
KINTORE, AB51 0TH

www.aberdeenshire.gov.uk/property

Location:

The property is located within Craigearn Business Park, Kintore. Craigearn 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 converted steading, comprises two office suites. 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 and have toilet and kitchen sink facilities. Parking is provided in the common car parking area at the front of the building and the property also benefits from having a ramp at the main entrance to allow for disabled access.

Accommodation:

The accommodation comprises:-

Office 10	14.30 sq. m	154 sq. ft
Office 11	13.21 sq. m	142 sq. ft
Common / Kitchen Area	4.83 sq. m	52 sq. ft
Total	32.34 sq. m	348 sq. ft

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

Services:

The property is served by 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.

Council Tax Banding / Rating Information

Grampian Valuation Joint Board has assessed the rateable value at £3,200. Please note that all non domestic properties are due for a revaluation during 2010.

Planning:

Whilst the offices are being offered for lease on the basis of uses falling within 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:

Rent £5,050 per annum exclusive of VAT.

VAT:

VAT will be payable on the rent.

Date of Entry

To be agreed upon conclusion of legal formalities.

Viewing Arrangement

By prior arrangement.

Contact: Gervase Topp 01467 628025

E.mail: Gervase.Topp@aberdeenshire.gov.uk

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, either in writing or by telephoning Aberdeen (01224) 664255.

All persons who have requested that their interest in the property be noted will be sent details of the closing date once it has been set together with details of the Council's tender procedures that must be strictly adhered to. Offers to lease must state the amount of money in respect of rent or grassum payment and must be valid offers in accordance with Scottish Law and must be submitted in the official tender envelope provided. Offers submitted otherwise than in accordance with this requirement may not be considered.

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

Conditions of Lease

Aberdeenshire Council is seeking to lease the property on a six year full repairing and insuring basis, incorporating a rent review after the third year, on the Council's standard style of lease. There will be options for the tenant to terminate at the end of the 1st, 2nd and 3rd years on payment of a penalty of 10% of the rent at 1st year and 15% of the rent at the 2nd and 3rd years. Consideration may be given to longer or shorter periods of lease, in certain circumstances.

Tenants will be responsible for the payment of an annual service charge in respect of maintenance of the common parts of the estate. The charge is currently levied at an annual rate of 5% of the annual rent.

Misrepresentation Act 1967 and Property Misdescriptions Act 1991:

These particulars are prepared in good faith and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You and your representatives

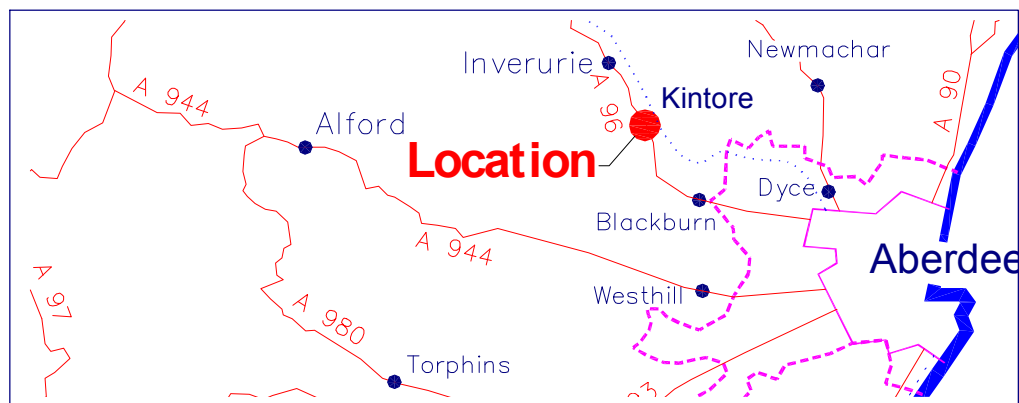
should verify the particulars on a visit to the property. The particulars do not obviate the need for a full survey and you are strongly advised to obtain an independent survey of the property by an appropriately qualified person prior to submitting an offer. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. You are strongly advised to verify their condition prior to submitting an offer to purchase.

Any plans, areas, measurements of distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a lease, prospective tenants must rely on their own enquiries.

Where any reference is made to planning permissions or potential uses, such information is given in good faith and prospective purchasers should satisfy themselves on such matters prior to submitting an offer.

Location Plan



Site Plan

