

Property Particulars



FOR LEASE

Unit 5

**Blackhall Industrial Estate,
Burghmuir Circle, Inverurie**

Office Accommodation within
close proximity to A96

www.aberdeenshire.gov.uk/property

- Immediate Availability
- 860 sq ft office space
- £9,000pa

Viewing Arrangement

To view the property or
for further information
please contact:

Gervase Topp

01467 628025

[gervase.topp@
aberdeenshire.gov.uk](mailto:gervase.topp@aberdeenshire.gov.uk)



Location:

The property is located within Blackhall Industrial Estate in the busy town of Inverurie. Inverurie is a popular commuting town conveniently located on the A96 Aberdeen to Inverness road approximately 17 miles north west of Aberdeen city centre. Dyce Industrial Estate and Aberdeen Airport are connected by excellent transport links and are approximately a 20 minute drive away.

The tenant mix at Blackhall Industrial Estate is testament to the diversity that is present within the local economy. The estate itself is well maintained and benefits from its close proximity to a number of local amenities.

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

Description:

The property comprises a single storey end-terrace unit which was converted to office accommodation by the previous tenant. The property has been converted to a high standard and has the added benefit of a disabled toilet. To the side of the property is an enclosed compound. Car parking is available at the front of the unit.

Internally, the unit has been well maintained and has been recently redecorated.

Accommodation:

The accommodation comprises:

Office Area	79.93 sq m (860 sq ft)
Compound	50 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.

Council Tax Banding / Rating Information:

The Valuation Roll shows a rateable value for the property of £6,500 with effect from 1st April 2010.

Planning:

Whilst the converted 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, interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

Price:

Offers in the region of £9,000 are invited.

VAT:

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



Lease Terms:

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. There will be options for the tenant to terminate at the end of the 1st, 2nd and 3rd years, subject to a penalty payment. Consideration may be given to alternative lease terms.

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.

Legal Costs:

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable SDLT and registrations dues.

Date of Entry:

To be agreed upon conclusion of legal formalities.

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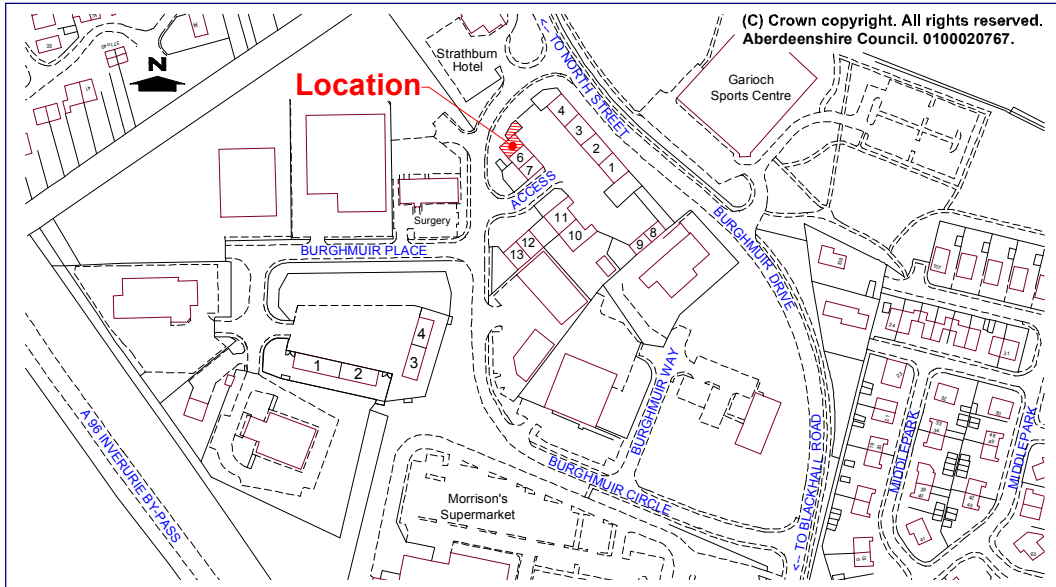
Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01224 664255.

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.

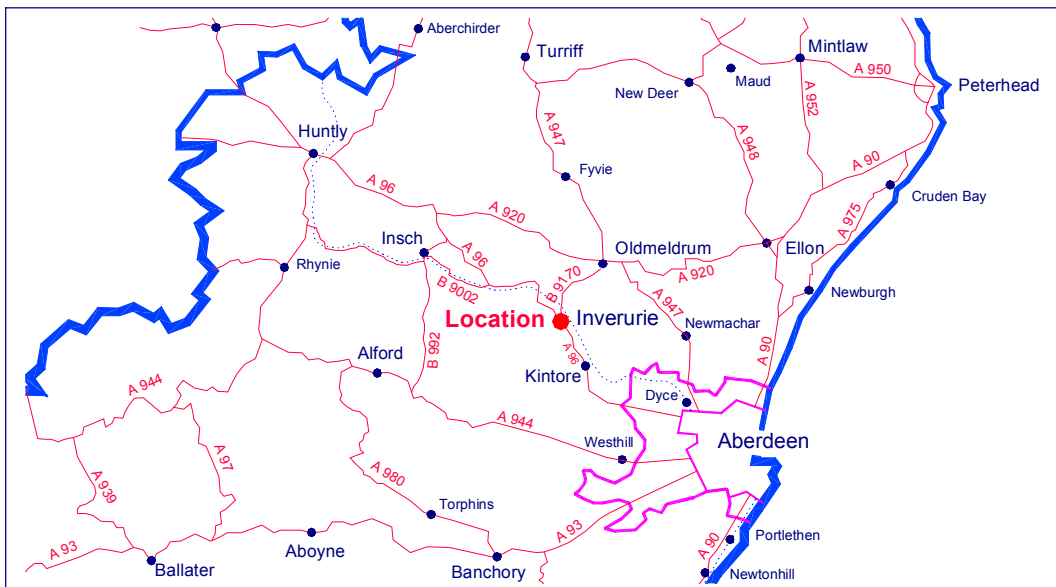
Date of Publication:

June 2011

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.