

Property Particulars



FOR LEASE

Offices 1 and 2

Craigearn Business Park

Kintore

AB51 0TH

www.aberdeenshire.gov.uk/property

- Total rent - £10,550 per annum
- Modern office suites
- Available separately or together

Viewing Arrangement

To view the property or for further information please contact:

Gervase Topp

01467 628025

gervase.topp@aberdeenshire.gov.uk



Location:

The properties are located within Craigearn Business Park, Kintore, which 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, some 12 miles distant. 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, forming part of a converted steading, comprises two office suites. The subjects are well maintained and have been recently decorated. There is new carpeted flooring. Electric wall mounted panel heaters provide background heating and there is toilet and kitchen sink facilities. Parking is provided in the common car parking area at the front of the building.

Accommodation:

The accommodation comprises:

Office 1	30.4 sq.m (327 sq.ft)
Office 2	39.4 sq.m (424 sq.ft)

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

Services:

We understand the properties are served with mains supplies of water, electricity and drainage.

However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Energy Performance Certificate (EPC):

EPC's are available on request.

Council Tax Banding / Rating Information:

The Valuation Roll shows a rateable value for the property of £9,000 with effect from 1st April 2010. This will require to be reassessed if the subjects are separately occupied.

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:

Office 1

Offers in excess of £4,600 per annum

Office 2

Offers in excess of £5,950 per annum

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 subjects 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.

Date of Publication:

December 2011

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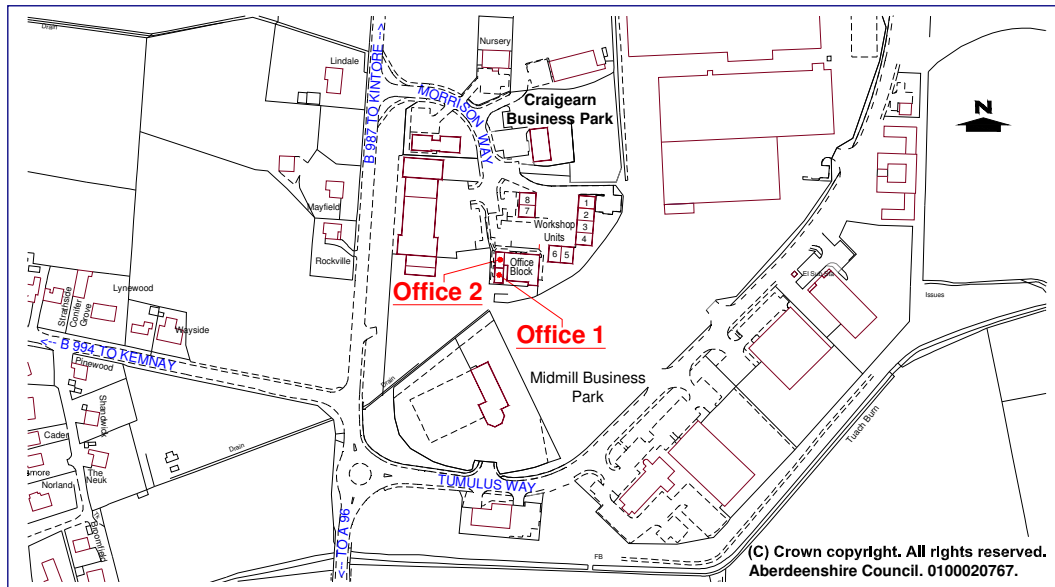
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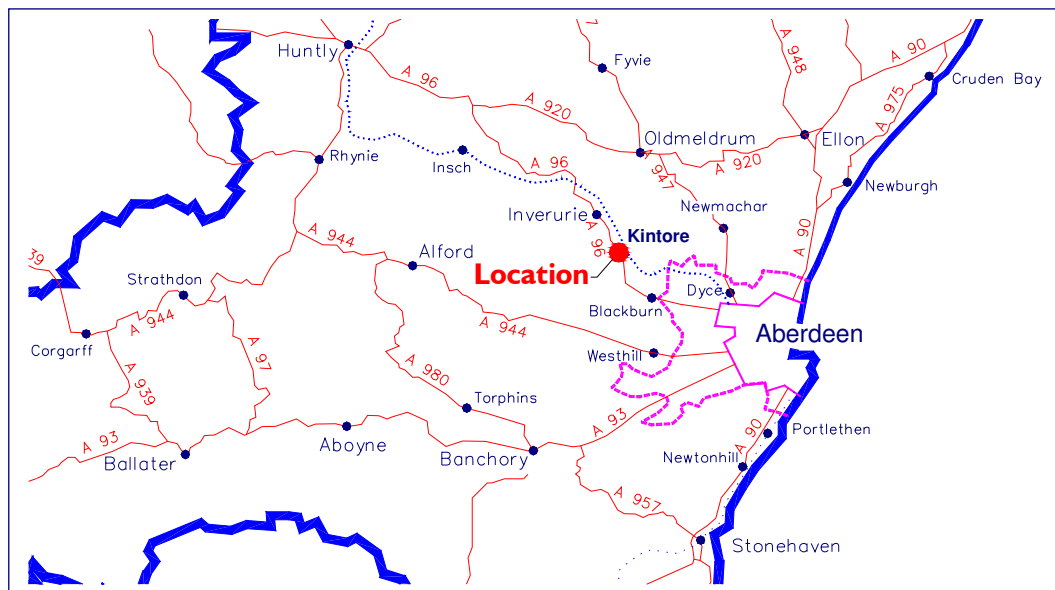
Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01224 664255.

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.

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.