



Industrial Unit  
**UNIT 7, HUNTLY**  
**INDUSTRIAL ESTATE**

Steven Road, Huntly, Aberdeenshire

Available Immediately

**£4,550 p.a + VAT**

**FOR LEASE**

Estates Admin  
Telephone: 01467 469261  
Email: [Estates@aberdeenshire.gov.uk](mailto:Estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

# UNIT 7 HUNTLY INDUSTRIAL ESTATE

Steven Road, Huntly

## Location:

Huntly is a market town and commercial centre situated on the A96 approximately 37 miles from Aberdeen. There are rail and Bus links to Aberdeen. Huntly has a good range of facilities and shops including two major Supermarkets and both primary and secondary schools.

Extract plans are provided showing the location of the subjects.

## Description:

The property comprises a single storey mid-terraced industrial unit.

The property has blockwork walls rendered externally with insulated profiled sheet clad upper walls and roof. Vehicular access is via a roller shutter door.

There is also a common apron to the front, providing parking for the 3 units in this terrace.

## Accommodation:

The Accommodation comprises:

194.82 sqm or 639.17 sqft or thereby

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.

## Planning:

Whilst the factory unit is being offered for lease on the basis of uses falling within classes 4, 5 and 6 of the Use Classes (Scotland) Order 1997, interested parties should seek advice or make their own enquires whether their intended use would fall within the definition of these classes. It is the ingoing tenant's responsibility to ensure the subjects are suitable for their intended purpose. Interested parties should seek advice or make their own enquiries to ensure whether their intended use would fall within the definition of these classes.

## Service Charge:

There is no separate service charge, the landlord now takes responsibility for landscaping and other common charges.

## Price:

Offers of rent in the region of £4,550 (Four Thousand Five Hundred and Fifty Pounds sterling) per annum exclusive of VAT are invited.

## Viewing Arrangements:

To arrange a viewing please contact:

**Estates Admin**

**Telephone: 01467 469261**

**Email: [Estates@aberdeenshire.gov.uk](mailto:Estates@aberdeenshire.gov.uk)**

**[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)**

# UNIT 7 HUNTLY INDUSTRIAL ESTATE

Steven Road, Huntly

## VAT

The rent quoted is exclusive of VAT which will be payable.

## Lease Terms:

Aberdeenshire Council is seeking to lease the property on a six year tenant internal repairing and insuring basis with the landlord responsible for external repairs. The lease will include provisions for a rent review after the third year. There will be options for the tenant to terminate the lease at the end of the 1st, 2nd and 3rd years, subject to a penalty payment. Consideration may be given to alternative lease terms.

## Rates:

The Rateable Value for the subjects are entered in the Valuation Roll (with effect from (01/04/23) as £3,600.

## Legal Costs:

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable Land and Buildings Transaction Tax and registration dues.

## Date of Entry:

To be agreed upon conclusion of legal formalities.

## Viewing Arrangement/Offers:

To view the property or for further information please contact:

Estates Admin

Telephone: 01467 469261

Email: [Estates@aberdeenshire.gov.uk](mailto:Estates@aberdeenshire.gov.uk)

[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

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, 01467 530790.

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 which 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.

## Viewing Arrangements:

To arrange a viewing please contact:

Estates Admin

Telephone: 01467 469261

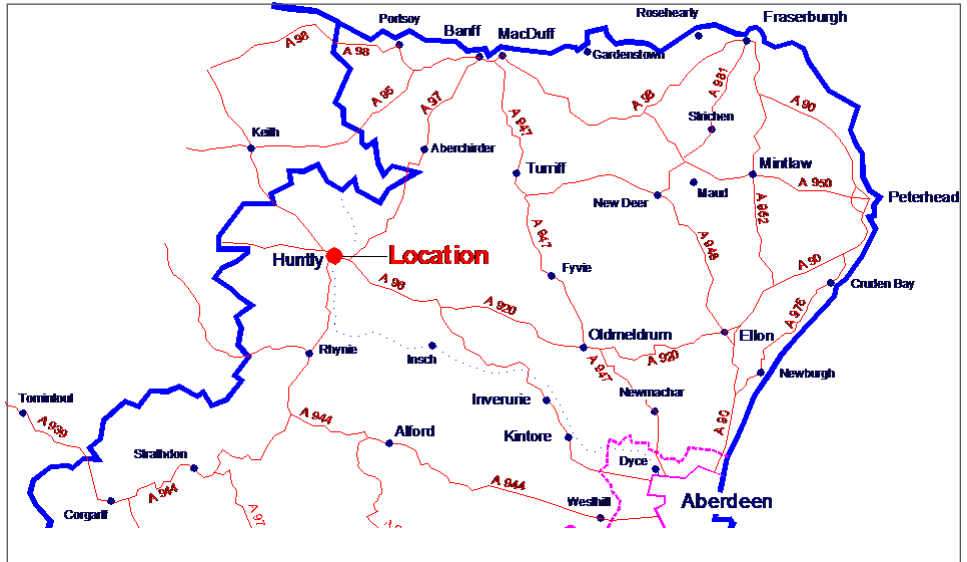
Email: [Estates@aberdeenshire.gov.uk](mailto:Estates@aberdeenshire.gov.uk)

[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

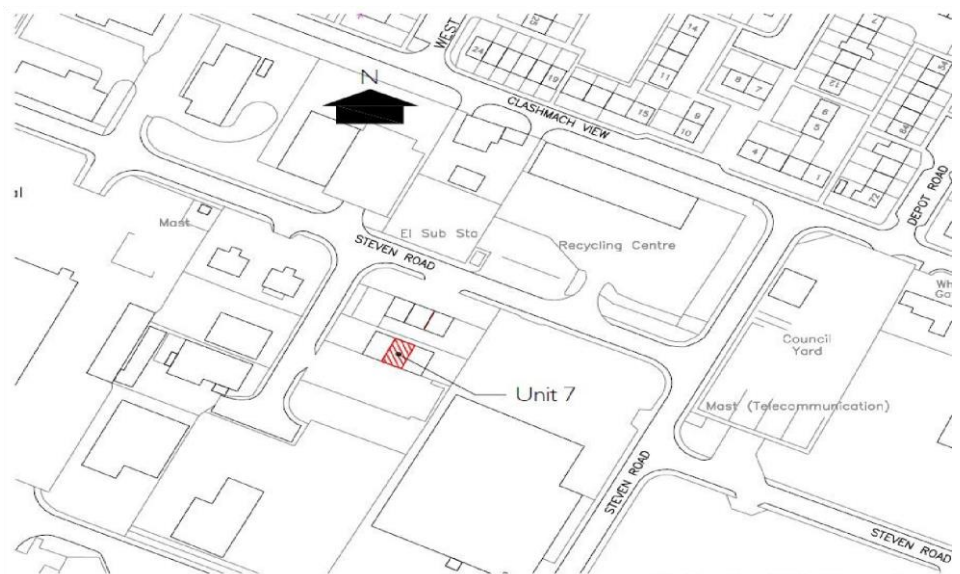
# UNIT 7 HUNTLY INDUSTRIAL ESTATE

Steven Road, Huntly

## Site/Location Plan:



## Site/Location Plan:



(c) Crown Copyright. All rights reserved.  
Aberdeenshire Council : 01 00020767

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.

Estates Admin  
Telephone: 01467 469261  
Email: [Estates@aberdeenshire.gov.uk](mailto:Estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

Date of publication: June 2023