



Industrial Unit  
**UNIT 4 CASTLEPARK  
INDUSTRIAL ESTATE**

Castle Street, Ellon, AB41 9RF

- 1,434sq.ft. (133sq.m)
- Compound (175sq.m.)

**Offers around £19,750 per annum**

Contact Details  
Telephone: 01467 469261  
Email: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)  
[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

**FOR LEASE**

# UNIT 4 CASTLEPARK INDUSTRIAL ESTATE

Castle Street, Ellon, AB41 9RF

## Location:

The property is located within the Castle Road Industrial Estate on the outskirts of Ellon a short distance from the A90 Aberdeen to Peterhead trunk road. Ellon is a thriving community and there is a good tenant mix at Castle Road, testament to the diversity that is present within the local economy.

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

## Description:

The property forms part of a courtyard of 8 units and comprises a semi-detached industrial unit of steel portal frame construction with concrete block walls and floor. The roof is pitched with profiled sheet cladding.

Internally the accommodation provides workshop space with an office and toilet to the front of the unit.

There is also a dedicated compound and parking is available in the communal area in front of the unit.

## Accommodation:

The accommodation comprises industrial / workshop area inclusive of WC compartment:

Workshop	98sq.m.	(1,058sq.ft.)
Office & tea prep	35sq.m .	(376sq.ft.)
Compound	175sq.m.	(1,880sq.ft.)

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

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## Services:

The property is served with mains water, electricity and drainage.

Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

## Energy Performance Certificate (EPC):

An EPC is available on request. Band E

## Rating Information:

The premises are currently entered in the Valuation Roll with a NAV / Rateable Value of £10,000. Effective from 1 April 2023

## Planning:

The premises is being offered for lease on the basis of uses falling within Class 4, 5 & 6 (light industrial/office, general industrial and storage & distribution) 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.

## Rental:

Offers around £19,750 per annum 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 internal 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 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> years, subject to a penalty payment of 15% of the annual rent. No service charge will be payable.

## Legal Cost:

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

## Viewing Arrangement/Offers:

For further information please contact:

01467 469261

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To arrange a viewing please contact:

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### **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, 01467 536116.

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 Entry:**

To be agreed upon conclusion of legal formalities



### **Viewing Arrangements:**

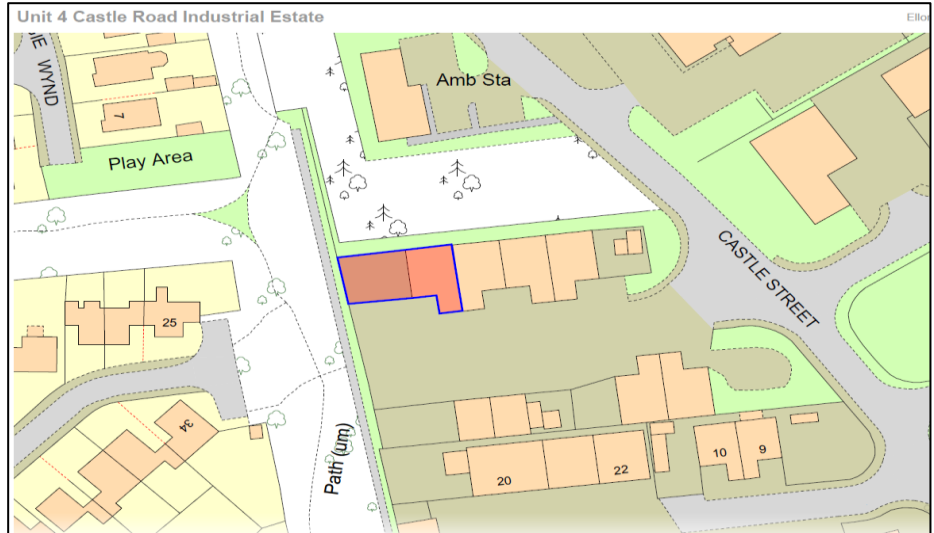
To arrange a viewing please contact:



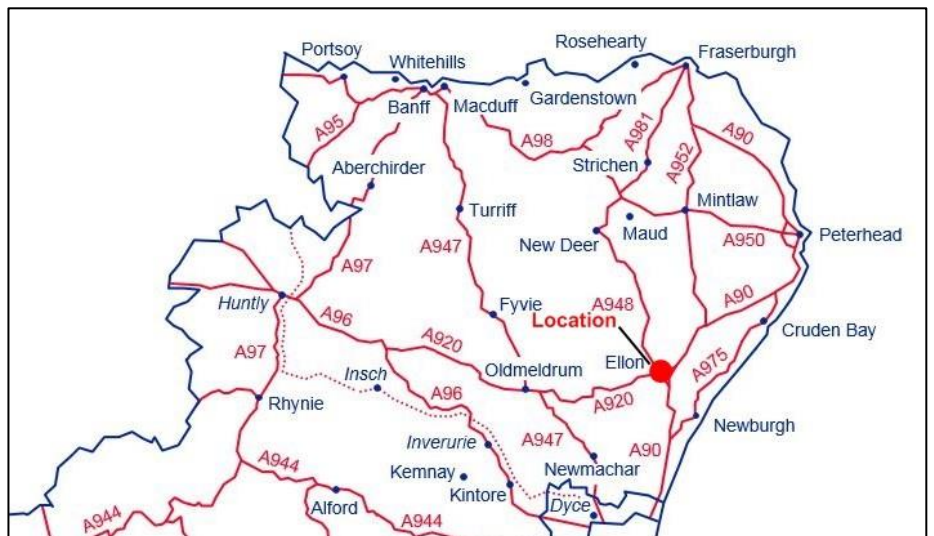
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## Site Plan:



## Location Plan:



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.

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