



Industrial Unit With Yard **UNIT 5 CASTLEPARK IND EST**

Castle Street,
Ellon, AB41 9RF

- Workshop 74.97 sqm (807 sqft)
- Yard 165 sqm

Rental £11,850 pa

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR LEASE

UNIT 5 CASTLEPARK IND EST

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Location:

The property is located within the busy Castle Park Industrial Estate on the Eastern outskirts of the town a short distance from the A90 Aberdeen to Peterhead trunk road. Ellon is a thriving community with extensive development within the area ongoing at present.

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

Description:

Forming part of a courtyard of 8 units The property 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. Vehicular access is provided via a steel roller shutter door and separate pedestrian door.

Internally the unit comprises entrance hallway, toilet and workshop area.

An enclosed compound is to the west gable of the property. Parking is available to the common area to the front of the unit.

Accommodation:

The accommodation comprises: -

Workshop 74.97 sq m (807 sq ft)

Compound 165 sq m

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

Services:

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

Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services and if required arrange for their reconnection.

Rating Information:

The premises are currently entered in the Valuation Roll as having a Rateable Value of £8,300.

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Lease Terms:

Aberdeenshire Council is seeking to lease the property on the basis of a six year full repairing & insuring basis incorporating a rent review after the third year. There will be an option to 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. Other periods of lease may be available on request.

No service charge will be payable.

Rent:

Offers in the region of £11,850 per annum are sought.

VAT:

The rent quoted is exclusive of VAT which will be charged at the standard rate.

Legal Costs:

Tenants shall be responsible for Aberdeenshire Council's reasonably incurred legal fees and expenses as well as applicable LBTT, in relation to the preparation of the lease.

Date of Entry:

By arrangement on conclusion of legal formalities.

Viewing Arrangements/Offers:

To view the property or for further information, please contact:

Estates Admin: 01467 469261

Email: Estates@aberdeenshire.gov.uk

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 or Tel: 01467 469261. In the event of a closing date being 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 Price.

Viewing Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone: 01467 469261

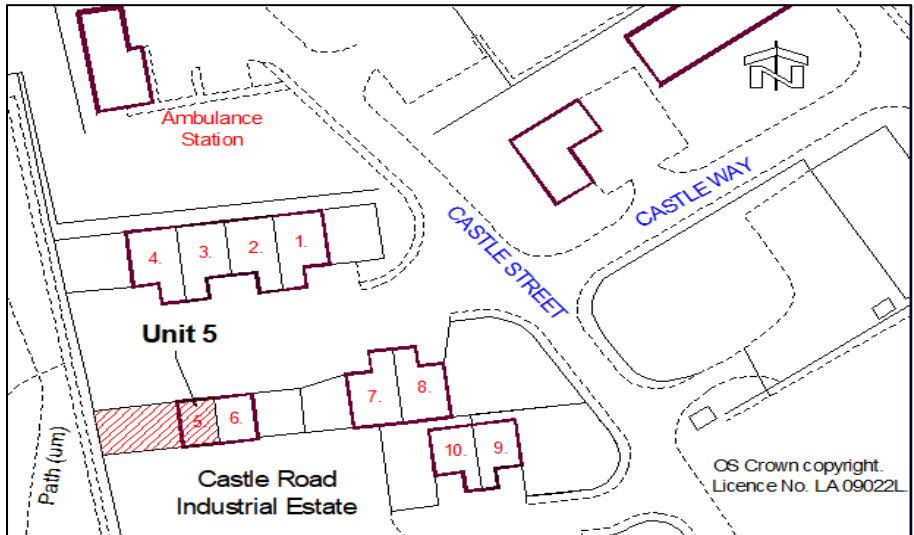
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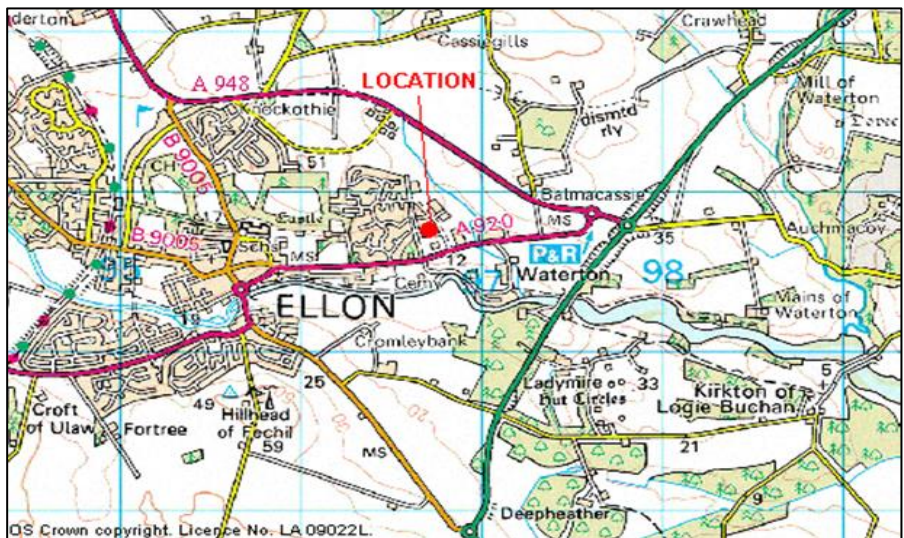
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Site Plan:



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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