



Accommodation within close proximity to A96

UNIT 4 FOOD TECHNOLOGY PARK

Blackhall Industrial Estate, Burghmuir Place,
Inverurie, AB51 4FS

- Available Immediately
 - 110.18 sq m (1,186 sq ft)
- £16,000 pa

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

FOR LEASE

UNIT 4 FOOD TECHNOLOGY PARK

Blackhall Ind Est Burghmuir
Place Inverurie AB51 4FS.

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 proximity to several local amenities.

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

Description:

The property comprises a single storey semi-detached bespoke food processing unit which may be suitable for clean industrial use. The unit is of steel portal framed construction with concrete blockwork walls. The roof is shallow mono pitched with profiled steel cladding. There is an electrically operated metal roller shutter door and adjacent pedestrian access into the property.

Internally the unit comprises a food processing area with walk in cold store, these areas have wash down walls. The property also has an office and male and female toilets. The property has electric panel heating.

There is an enclosed compound to the gable and rear of the property. Car parking is provided in the communal yard area at the front of the property.

Accommodation:

The accommodation comprises:

Food Processing Area: 89.46 sq m (963 sq ft)

Office: 20.72 sq m (223 sq ft)

Compound: 185 sq m (1991 sq ft)

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 main water, electricity and drainage. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of service.

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Energy Performance Certificate:

An EPC is available on request. The property has an EPC rating of Band E.

Council Tax Banding/Rating Information:

The Rateable Value in the current Valuation Roll is £11,750 effective from 1 April 2023.

The Uniform Business Rate (UBR) for the year 2024/2025 is 49.8p in the £.

A tenant may qualify for 100% rates relief under the Small Business Bonus Scheme.

Planning:

The 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:

£16,000 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 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 the lease at the end of the 1st, 2nd and 3rd years, subject to a penalty payment of 15% of the annual rent. No service charge.

Legal Costs:

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

Date of Entry:

To be agreed upon conclusion of legal formalities.

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Viewing Arrangements/Offers:

To view the property or for further information please contact Estates on:

01467 469291

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, 01467 469261.

estates@aberdeenshire.gov.uk

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.

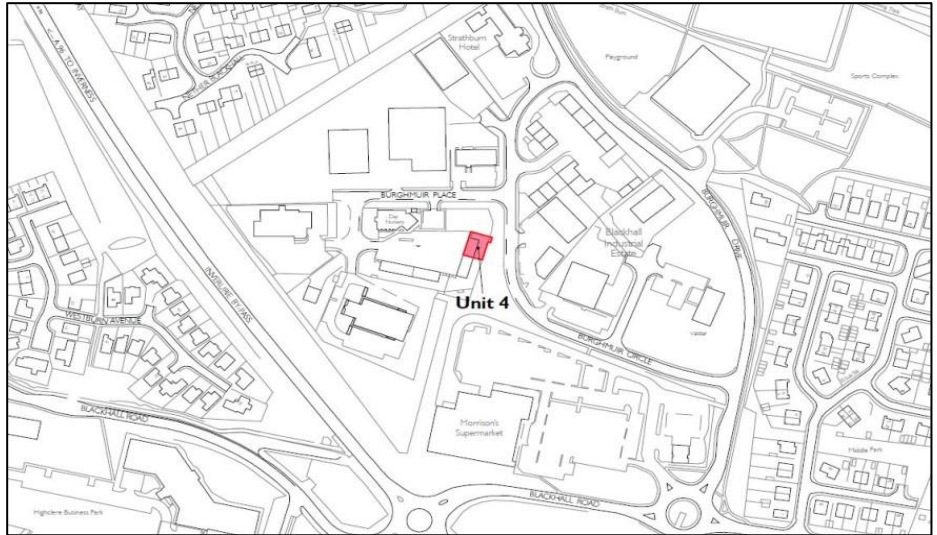
Date of Publication:

October 2024.

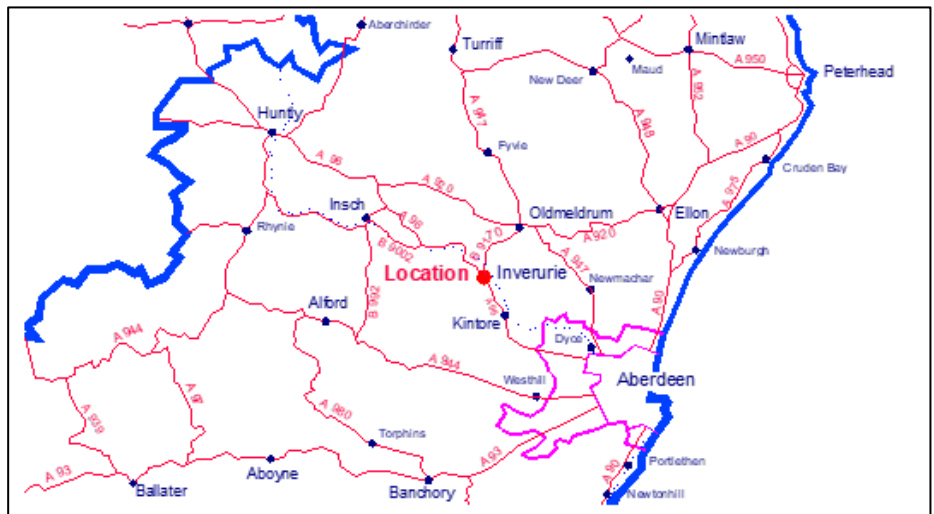
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Site Plan:



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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Date of publication: October 2024