



Office

BURNSIDE BUSINESS CENTRE

Burnside Road, Peterhead, AB42 3AW

- Prominent gateway location
- Use Class 4 (Business)

From £300 per month

Contact Details
Telephone: 07876 443435
Email: karen.pugh@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR LEASE

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Location:

Burnside Business Centre is located at the Invernettie roundabout, on the main approach into Peterhead from Aberdeen. Peterhead is situated approximately 31 miles north of Aberdeen on the A90.

There are food outlets, service station and hotel all located around the Invernettie roundabout offering good amenities within walking distance for Business Centre occupiers.

Description:

The Business Centre comprises single storey office accommodation of various sizes.



Accommodation:

Burnside Business Centre has 24 offices ranging in size from 146 to 300 square feet or thereby measured on a net internal basis.

Central toilet facilities (ladies, gents and disabled) and a kitchen / tea prep area are available for the use of all occupiers. Meeting room facilities are available for occupiers use also.

Services:

The property is served with mains water, electricity and drainage. Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services ie. water is mainly a central service provision rather than within individual offices.

Energy Performance Certificate (EPC):

An EPC is available on request.

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Council Tax Banding/Rating Information:

Business Rates: The Valuation Roll shows a rateable value for each office within Burnside Business Centre, more information is available from www.saa.gov.uk.

The incoming tenant will be responsible for Business Rates but may qualify for relief through the Small Business Bonus Scheme. Further information is available on the Council's website:

<https://www.aberdeenshire.gov.uk/business/businessrates/>

Interested parties should seek advice or make their own enquiries with our Business Rates team on 01346 415824 or business.rates@aberdeenshire.gov.uk.

Planning:

It is understood that the premises currently has permission for use within Use Class 4 (Business) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. However, it is the ingoing tenants responsibility to ensure the subjects are suitable for their purpose. Interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

Rent & Service Charge:

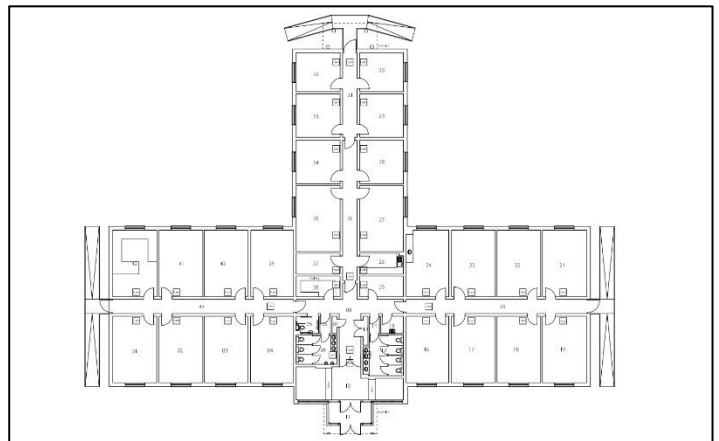
A combined rent and service charge of £30/ sq ft per annum.

The service charge includes all electricity, cleaning of common areas and offices, car parking and grounds maintenance, building insurance, maintenance and meeting room facilities.

The rent and service charge are set for a period of 12 months with an annual fixed 5% increase.

Lease Terms:

Month to Month Lease term with either party having option to terminate at any time by providing one months notice in writing.



Viewing Arrangements:

To arrange a viewing please contact:

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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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