

To Let



Office Building & Workshop Facility With Yard

Unit 13
Castle Way
Ellon
AB41 9RF

885 sq.m (9,526 sq.ft)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

The subjects are situated within the town of Ellon which lies approximately 16 miles from Aberdeen City Centre and 18 miles South of Peterhead. The A90 road is closeby which offers transport access to the wider trunk road network and the newly opened AWPR provides rapid access to Aberdeen's International Airport and commercial hubs located on the surrounding road network.

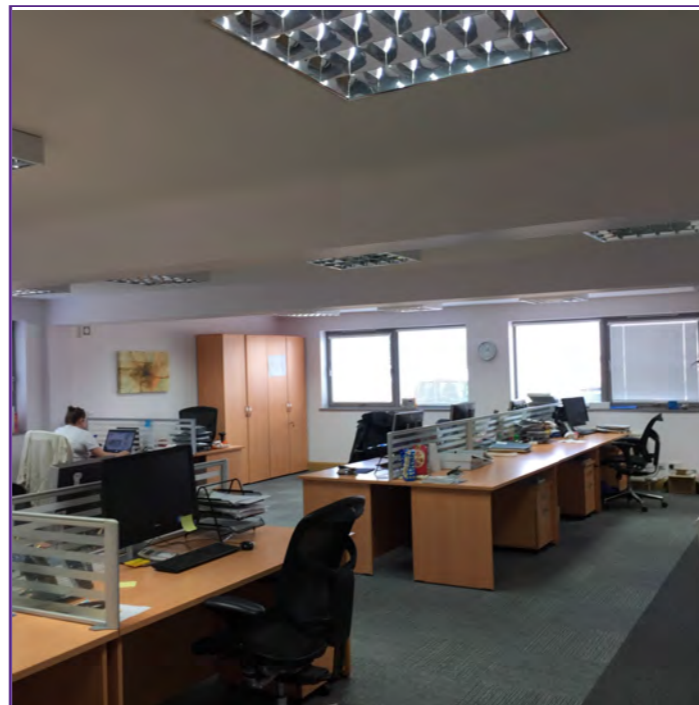
The property is situated on Castle Way which lies to the East of the Town Centre, within the main local Industrial Estate. Neighbouring occupiers include Sulzer Wood, Swiftec, Ryno and Shawcor.

Description

The subjects comprise a detached single storey office building together with a detached workshop split into three individual units, ancillary car parking and yard storage is also provided.

Offices

The office building is of cavity block construction and is clad externally with roughcast and facing brick. The roof is of flat construction and felt covering. Internally the accommodation has been finished to a high standard and features a series of cellular offices, open plan area, toilet and kitchen facilities. The raised access flooring is overlaid in carpet tiles and natural daylight is by way of double glazed units. There is a gas fired central heating system throughout. The office is fully cabled throughout.



Workshop

The Workshop is situated to the rear of the site and is constructed from steel portal framework with walls being of concrete block with insulated profile metal sheeting. The roof is clad with insulated sheeting and translucent roof panels. The eaves height is approximately 5 metres.

The building is currently sub-divided into three units, each having an up and over access door of 4m x 4m to the common yard. Contained within the units there is ancillary accommodation comprising office/bothy/toilets and mezzanine stores, high bay lighting, radiator heating and three phase electricity.

Yard

A secure yard area can be found to the immediate South of the unit with gate access.



Floor Areas

The following approximate gross internal floor areas have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Offices	315.5 sq.m	(3,396 sq.ft)
Workshop		
Unit 1	138.8 sq.m	(1,494 sq.ft)
Mezzanine	85.3 sq.m	(918 sq.ft)
Unit 2	137.8 sq.m	(1,483 sq.ft)
Mezzanine	69.1 sq.m	(744 sq.ft)
Unit 3	138.5 sq.m	(1,491 sq.ft)
Total	569.5 sq.m	(6,130 sq.ft)
Overall Total	885 sq.m	(9,526 sq.ft)
Yard	424 sq.m	(507 sq.yds)

Rateable Value

The Valuation Roll shows a Rateable Value of £67,500 with effect from 1 April 2017.

EPC

Office - E
Workshop - C

Copies of the Energy Performance Certificates are available from the Letting Agent.



Lease Terms

Both the Offices and Workshop are offered together or separate and are held by virtue of two identical leases. The leases are held on Full Repairing and Insuring terms subject to a Schedule of Condition and are offered on an Assignment or Sub-Let basis for the remainder of the un-expired term 28 March 2024. There is an upward only rent review due on 28 March 2019.

Rent

The subjects are offered at the following rent:-

Offices	£34,000 per annum
Workshop	£26,000 per annum

VAT

The above rent quoted is exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming assignee/sub-tenant will be responsible for any LBTT and Registration Dues applicable.

Entry

By arrangement and on conclusion of legal formalities including the Ground Landlord's consent.

Viewing & Offers

Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.



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