



Industrial Unit, Office & Compound

**SITE 9, HUNTLY  
INDUSTRIAL ESTATE**

Clashmach View, Huntly, Aberdeenshire

**£10,000 p.a.**

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FOR LEASE

# SITE 9, HUNTLY INDUSTRIAL ESTATE

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## Location:

Huntly is a market town and commercial centre situated on the A96 approximately 37 miles from Aberdeen. There are rail and bus links to Aberdeen and Dyce Airport. It has a good range of facilities.

Extract plans are provided showing the location of the subjects.

## Description:

The subject comprises a self contained site with a detached industrial unit and a detached single storey office.

The industrial unit has a steel frame and blockwork walls, rendered externally with an insulated double skin profiled metal roof. The industrial unit benefits from two vehicular access roller shutter doors located at both gable ends.

The single storey detached office property has blockwork walls rendered externally with a pitched and tiled roof.

The spacious compound benefits from vehicle access from Clashmach View.

## Accommodation:

The accommodation comprises: -

Industrial Unit GIA.	Area 62.92 sq.m	(677.30 sq. ft)
Office. NIA.	Area 23.39 sq.m	(251.77 sq. ft)
Compound.	Area 785.75 sq. m	

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 mains water, electricity and drainage.

However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

## EPC:

An energy performance certificate is available on request. It relates to the office only and EPC rating for that is G.

## Planning:

Whilst the factory units are being offered for lease on the basis of uses falling within classes 4, 5 and 6 of the Use Classes (Scotland) Order 1997, interested parties should seek advice or make their own enquires whether their intended use would fall within the definition of these classes. It is the ingoing tenant's responsibility to ensure the subjects are suitable for their intended purpose. Interested parties should seek advice or make their own enquiries to ensure whether their intended use would fall within the definition of these classes.

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## Price:

Offers of rent in the region of £10,000 p.a. (Ten Thousand Pounds Sterling) Per Annum exclusive of VAT are invited.

## VAT:

The rent is quoted exclusive of VAT which will be payable

## Lease Terms:

Aberdeenshire Council is seeking to lease the property on its revised lease style for a six year term on a largely tenant internal repairs basis but with the tenants being responsible for some repair and maintenance of external parts of the building. There will be a rent review after expiry of the third year of the lease.

There will be options for the tenant to break at the end of the 1st, 2nd and 3rd years of the lease, subject to a penalty payment. Consideration may be given to alternative lease terms.

There is no separate service charge now recoverable under the Council's revised lease style. Those common services that are still being provide are now inclusive within the rent.

## Rates:

The Rateable Value for the subjects are entered in the Valuation Roll with effect from (01/04/17) as £7,200.

## Legal Costs:

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses.

## Date of Entry:

To be agreed upon conclusion of legal formalities.

## Viewing Arrangement/Offers:

To view the property or for further information please contact:

Corri Oshea

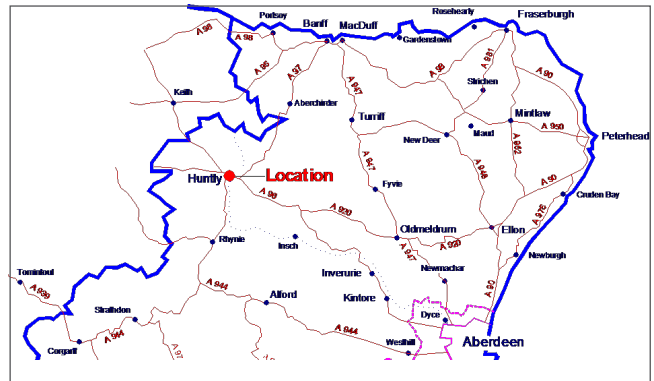
Tel: 01467 536733

Email: [corri.oshea2@aberdeenshire.gov.uk](mailto:corri.oshea2@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 536733.

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 which must be strictly adhered to. All offers should be submitted in Scottish Legal Form. The Council is not bound to.

## Location Plan:



## Viewing Arrangements:

To arrange a viewing please contact:

**Corri Oshea**

**01467 536733**

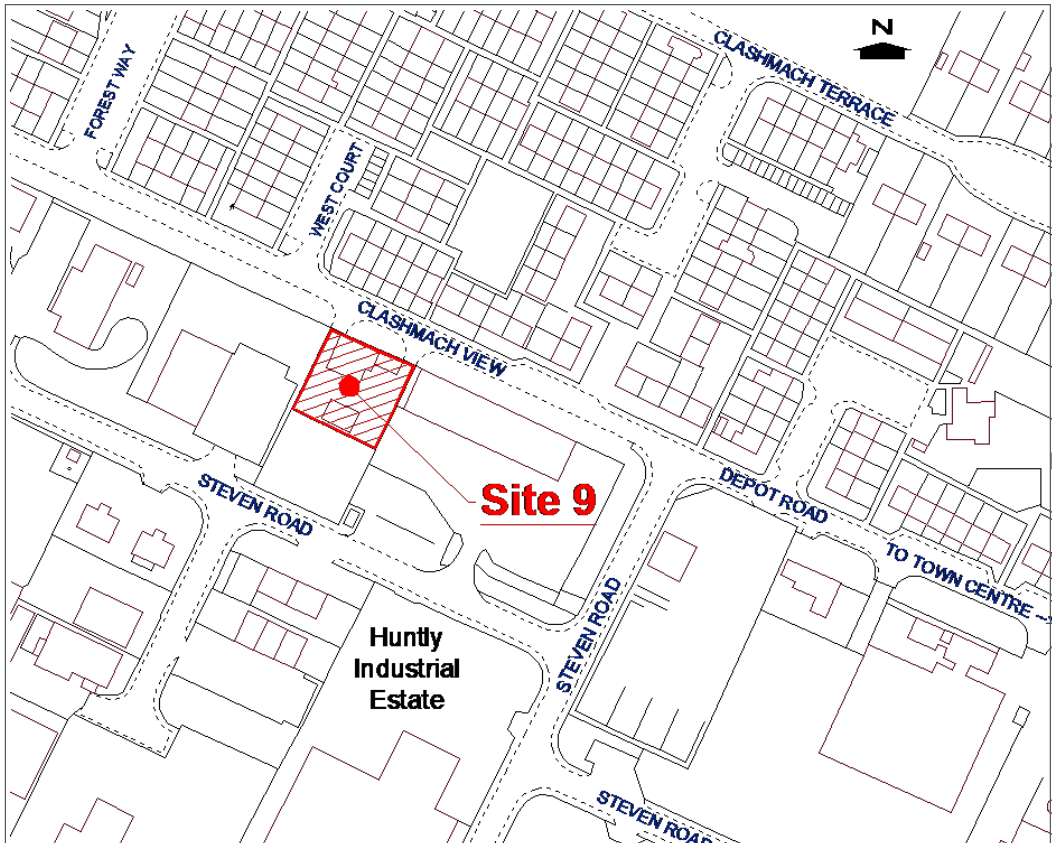
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## Site Plan:



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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