



Industrial Unit with Secure Compound  
**UNIT 4, BLACKBURN  
INDUSTRIAL ESTATE**

WOODBURN ROAD, BLACKBURN,  
ABERDEENSHIRE, AB21 0RX

- Established Industrial Location
- Flexible Terms

**Rent £10,750 per annum**

**FOR LEASE**

# UNIT 4, BLACKBURN INDUSTRIAL ESTATE

## Location:

The property is located within Blackburn Industrial Estate, Woodburn Road, within the popular commuter village of Blackburn in the parish of Kinellar. Blackburn lies approximately 14 kilometres (9 miles) West of Aberdeen City Centre and 11 kilometres (7 miles) South of Inverurie on the A.96 trunk road. Aberdeen International Airport, Dyce is under a 10 minute drive from the unit. The Airport junction for Aberdeen Western Peripheral Route (AWPR) lies less than 6 kilometres (4 miles) to the East, providing easy access to the North, South and centre of Aberdeen City. Extract plans are provided showing the approximate location of the subjects.

## Description:

The property comprises a workshop unit located within a terraced industrial development. The unit is of steel portal frame construction with concrete floor and concrete block walls. The roof is pitched with profile sheet cladding incorporating translucent panels for natural lighting. Vehicular access is provided by a roller shutter door on the front elevation and a separate door provides pedestrian access. Internally, the unit provides workshop space together with tea prep., and toilet facilities. A secure compound is available to the side/rear of the unit accessed by double metal swing gates. Common car parking is available to the front of the property.

## Accommodation:

The accommodation comprises:

Workshop (G.I.A)	75.06sq.m. (808sq.ft.) or thereby
Compound	177sq.m. (1,905sq.ft. approx.) or thereby

The foregoing measurements have been calculated in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> 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.

## Energy Performance Certificate (EPC):

Band G, a copy is available upon request.

### Contact Details

Telephone: 01467 469261

Email: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)

[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

# UNIT 4, BLACKBURN INDUSTRIAL ESTATE

## Rating Information/Business Rates:

The premises are currently entered in the Valuation Roll with a Rateable Value of £11,250 effective from 01/04/2017. Interested parties should note this figure may be subject to change following the 2023 Revaluation, effective from 1 April 2023.

The incoming Tenant will be responsible for business rates but may qualify for partial relief through the Small Business Bonus Scheme. Further information is available via the Council's website:

<https://www.aberdeenshire.gov.uk/business/business-rates/> Interested parties should seek advice or make their own enquiries with our Business Rates Team on [business.rates@aberdeenshire.gov.uk](mailto:business.rates@aberdeenshire.gov.uk)

## Planning:

The property is being offered for lease based on uses falling within Class 5 of the Use Classes (Scotland) Order 1997, however interested parties should seek advice or make their own enquiries as to whether their intended use would fall within the definition of this Class. Enquirers should contact Aberdeenshire Planning Team: [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk)  
01467 534333

## Rent:

The property is available to lease at a rent of £10,750 per annum. 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 is applicable.

## Legal Costs

In the usual manner, the ingoing Tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registration dues.

## Date of Entry

To be agreed, upon conclusion of legal formalities.

## Viewing Arrangements:

To arrange a viewing please contact:

**Estates Admin**

Telephone: 01467 469261

Email: [estates@aberdeenshire.gov.uk](mailto:estates@aberdeenshire.gov.uk)

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# UNIT 4, BLACKBURN INDUSTRIAL ESTATE

## Viewing Arrangements/Offers

To view the property or for further information, please contact: Estates Admin 01467 469261

[estates@aberdeenshire.gov.uk](mailto: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 536116. 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.

### Viewing Arrangements:

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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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