Serviced Office Accommodation on Flexible Lease Terms for a Negotiable Duration
Newmachar Business Centre
Kingseat Business Park
NEWMACHAR
ABERDEENSHIRE AB21 0UE
From 70.0 sq.m (753 sq.ft) to 459.8 sq.m (4,949 sq.ft)

Tel: 01224 572661
www.fgburnett.co.uk
Location
The premises are located on the South side of the B979 (Newmachar to Whitecairns road) and within Kingseat Business Park on the site of the former Kingseat Hospital. By virtue of its location, the accommodation benefits from easy access via the A947 and the B999 to Aberdeen City (c.20 minutes), Aberdeen International Airport (c.10 minutes) and to the North. The surrounding area is supplemented with the sympathetic retention of wooded and landscaped areas.

The location is shown on the plan above which has been provided for indicative purposes only.

Floor Areas
The accommodation was measured on inspection and the net internal area, as defined in the RICS Code of Measuring Practice (6th Edition), was calculated as follows:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Office</th>
<th>Area</th>
<th>(Sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>Office 1</td>
<td>70.0 sq.m</td>
<td>(753 sq.ft)</td>
</tr>
<tr>
<td>First Floor</td>
<td>Office 7</td>
<td>85.9 sq.m</td>
<td>(925 sq.ft)</td>
</tr>
<tr>
<td></td>
<td>Office 8</td>
<td>85.9 sq.m</td>
<td>(925 sq.ft)</td>
</tr>
<tr>
<td></td>
<td>Office 9</td>
<td>109.0 sq.m</td>
<td>(1,173 sq.ft)</td>
</tr>
<tr>
<td></td>
<td>Office 10</td>
<td>109.0 sq.m</td>
<td>(1,173 sq.ft)</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>459.8 sq.m</td>
<td>(4,949 sq.ft)</td>
</tr>
</tbody>
</table>

Description
The available accommodation is contained within the Newmachar Business Centre. Newmachar Business Centre is a high specification, modern, serviced office, which is operated by Enterprise North East Trust and has been in existence since January 2009.

The office areas benefit from a modern specification including category II lighting, ceiling tiles, raised access floors, carpet tiles and double glazed windows.

Reception facilities, secretarial support, catering services and additional meeting space are all available by separate negotiation.

On site tenant and visitor car parking is also available.

Lease Terms
The accommodation is available on fully inclusive terms for a negotiable lease duration from one month upwards. Medium to long term leases will be subject to upward only rent review at regular intervals.

Service Charge
As is standard practice for multi tenanted office buildings, there will be a service charge to cover the maintenance and repair of the common and external parts of the building and development. The tenant will be responsible for their share of the costs levied on a pro rata basis. The service charge liability will be fixed and included within the rent.

Rateable Value
The tenant will be responsible for payment of any Local Authority Rates liability direct to Aberdeenshire Council. However, given the size of the suites, it is likely that an ingoing tenant would receive rates relief. Further details can be provided on request.

Rent
Fully inclusive rental packages are available. Further details on application.

The rent will be inclusive of the following:
- Rent
- Electricity
- Maintenance and repairs
- Tenants liability towards dilapidations on lease expiry
- Cleaning
- Building Insurance
- Car parking
- Telephone Answering

VAT
VAT will be payable at the standard rate on all monies due under the lease.

Legal Costs
Each party will bear their own legal costs associated with the documentation of the lease. The ingoing tenant will be responsible for any stamp duty land tax and registration dues applicable.

Entry
Entry will be granted on conclusion of legal missives.

Viewing & Offers
Viewing is strictly by arrangement with the sole agents to whom all offers should be submitted in Scottish legal form. All interested parties are requested to note their interest in writing in order to be assured of being informed of any closing date that may be set.

Contact:
Dan Smith: ds@fgburnett.co.uk
Direct Dial: 01224 597532
Jonathan Nesbitt: jn@fgburnett.co.uk
Direct Dial: 01224 597531

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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