



FLEXIBLE OFFICE AND STORAGE SPACE  
ALTERNATIVE USE POTENTIAL



**FG Burnett**



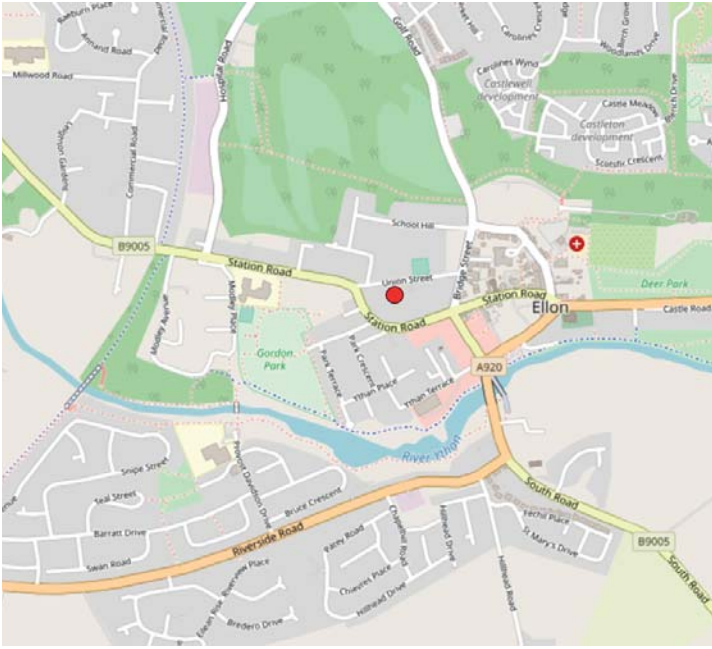
TO LET

**17 Union Street**

Ellon, AB41 9BA | 376.9 sq.m (4,057 sq.ft)

To request a viewing call us on 01224 572661

**FGBURNETT.CO.UK**



## LOCATION

The property is located in the commuter town of Ellon which lies some sixteen miles to the North of the City of Aberdeen and has a population of c. 10,000.

The building is prominently situated on the south side of Union Street in a residential area but close to the town centre.

## DESCRIPTION

A business unit arranged over ground and first floors with a well-appointed office which benefits from a good allocation of ancillary storage. The property has potential for alternative uses.

The building is constructed using traditional stone masonry, concrete block and slate walls. The roof is a mix of pitched and slated, flat felt covered and profiled steel sheeting.

Internally the space is largely cellular and benefits from a quality specification including a mix of suspended and plasterboard ceilings, painted plasterboard and blockwork walls, concrete and timber flooring and a mixture of fluorescent and modern spotlight lighting.

There is also a generous external yard with parking and rough storage separate to the main building.

## PROPERTY DETAILS

Rent	£25,000 per annum.	
Rateable Value	£20,500.	
Rates Detail	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available.	
Lease Terms	Available on flexible terms to be agreed.	
EPC	Copy available on request.	
VAT	The rent quoted is exclusive of VAT.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
Floor Areas	The floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition) and following approximate areas derived:-	
Ground Floor	257.2 sq.m	2,769 sq.ft
First Floor	119.7 sq.m	1,288 sq.ft
<b>Total</b>	<b>376.9 sq.m</b>	<b>4,057 sq.ft</b>
Rough Storage	13.0 sq.m	140 sq.ft

## VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

### LISA COWIE

t. 01224 597536  
e. lisa.cowie@fgburnett.co.uk

### GRAEME WATT

t. 01224 597533  
e. graeme.watt@fgburnett.co.uk

**FGBURNETT.CO.UK**