



MODERN OFFICE SUITE WITH GENEROUS CAR PARKING

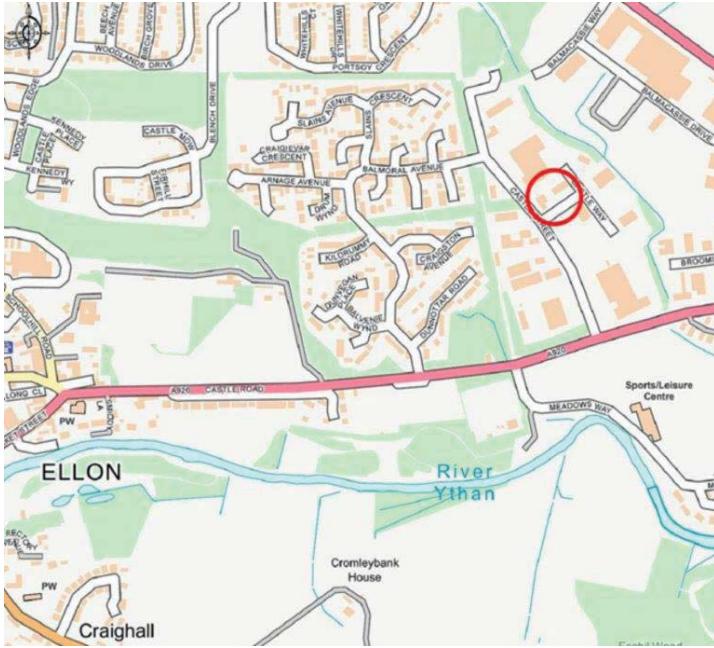


TO LET
Unit 13, Castle Way

Ellon, AB41 9RF | 121.4 sq.m (1,307 sq.ft)

To request a viewing call us on 01224 572661

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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 an office suite contained within a modern, detached single storey office building together with car parking.

- Open plan and cellular accommodation
- Shared reception area, meeting room, kitchen and WC facilities
- Fitted out to a high standard
- Fully furnished option available
- Raised access flooring
- Fully cabled
- Generous car parking
- Double glazed throughout

RENT

The passing rent is £13,000 per annum.

RATEABLE VALUE

The property will require to be reassessed upon occupation.

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. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS

The lease is held on Full Repairing and Insuring terms subject to a Schedule of Condition and are offered on a Sub-Let basis for the remainder of the un-expired term to 28 March 2024.

EPC

E. A copy of the Energy Performance Certificate is available from the Letting Agent.

VAT

The rent quoted is exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming 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.

FLOOR AREA

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx. area calculated:-

Total	121.4 sq.m	1,307 sq.ft
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VIEWING & OFFERS

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

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