

Ryden

TO LET

**GROUND FLOOR OFFICE SUITE
111.21 SQ M (1,197 SQ FT)**



**7A MORRISON WAY
CRAIGEARN
BUSINESS PARK
KINTORE
AB51 0TH**

OFFICE SUITE

**GENEROUS PARKING
ALLOCATION**

OPEN PLAN LAYOUT

**100% RATES RELIEF
AVAILABLE**

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[FIND ON GOOGLE MAPS](#)

THE SUBJECTS ARE LOCATED WITHIN THE CRAIGEARN BUSINESS PARK, A WELL ESTABLISHED COMMERCIAL ESTATE



7A MORRISON WAY | CRAIGEARN BUSINESS PARK | KINTORE | AB51 0TH

LOCATION

The subjects are located within the Craigearn Business Park, a well-established commercial estate situated just off the A96, providing excellent road connectivity between Aberdeen and Inverness. Kintore lies approximately 13 miles (21 km) north-west of Aberdeen and benefits from both the A96 dual carriageway and the Aberdeen Western Peripheral Route (AWPR).

Public transport links are strong, with Kintore Railway Station offering direct services to Aberdeen and the north, supplemented by local bus services.

Nearby occupiers include; ESD Simulation, Jim Reid Vehicle Sales, Sandy Thain Car Sales, Searchwise and Motive Certification & Inspection, reinforcing its position as an established business location.

DESCRIPTION

The subjects comprise a modern ground floor office suite with generous on site parking located directly in front of the building. Accessed via a shared entrance the subjects provide bright, well-presented accommodation.

Internally, the suite provides an open plan office area, storage rooms and a private kitchen and staff breakout space. Shared male and female toilet facilities are located within the common areas.

The accommodation benefits from LED lighting, painted plaster walls, timber effect flooring, perimeter trunking, double glazed windows, neutral décor, gas central heating and air conditioning.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a NAV/RV of £12,000 effective from 1 April 2023.

An incoming occupier may be eligible for 100% relief via the Small Business Bonus Scheme (SBBS)

EPC

The subjects have an EPC Rating of C. A copy of the EPC and Recommendations Report can be made available upon request.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate net internal areas, as follows:

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	111.21	1,197

RENT

£12,000 per annum, exclusive of VAT.

LEASE TERMS

The subjects will be available on Internal Repairing and Insuring terms. Further information will be available on request

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

ANTI-MONEY LAUNDERING (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.



GET IN TOUCH

Please get in touch with our letting agent for more details.

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