Ryden

TO LET

INDUSTRIAL UNIT WITH STORAGE 168.77 SQ M (1,817 SQ FT)

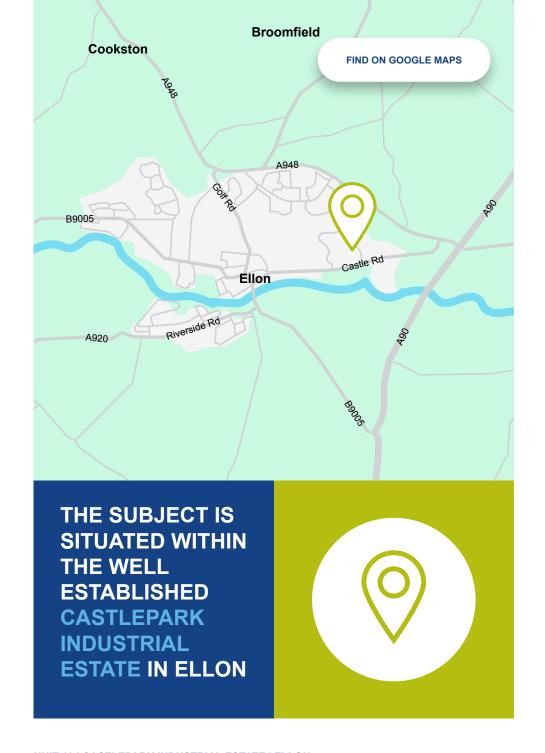




UNIT 18
CASTLEPARK
INDUSTRIAL
ESTATE
ELLON

SEMI-DETACHED INDUSTRIAL UNIT

THE UNIT BENEFITS FROM FULL HEIGHT WORKSHOP, STORAGE SPACE & SELF CONTAINED OFFICE/ WELFARE FACILITIES.



LOCATION

The subject is situated within the well established Castlepark Industrial Estate in Ellon. The estate is accessed via Castle Street.

Nearby occupiers include Metro Rod, Castle Park Autobody, Ythan Glazing, Cranetek, Aubin Group, LFH Engineering and Sulzer.

DESCRIPTION

The subject comprises a semi-detached industrial unit. The unit is constructed of steel portal frame with concrete floor. The unit elevation is harled to dado height and clad thereafter.

Internally, the unit benefits from full-height workshop space, storage space, a self-contained office and reception and WC facilities. There is also mezzanine storage. Please see the floor plan on Page 3 for the exact layout.

ACCOMMODATION

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

| | SQ M | SQ FT |
|----------------------|--------|-------|
| WAREHOUSE | 78.95 | 850 |
| OFFICES | 17.15 | 185 |
| MEZZANINE STORAGE | 72.67 | 782 |
| TOTAL | 168.77 | 1,817 |

RATEABLE VALUE

The Rateable Value is £10,500, effective from 1st April 2023. The property may benefit from 100% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subject has an EPC Rating of D. A copy of the EPC and the Recommendation Report can be provided upon request.

RENT

Upon application.

LEASE TERMS

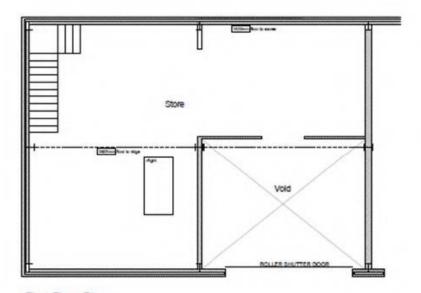
Flexible lease terms are available.

LEGAL COSTS

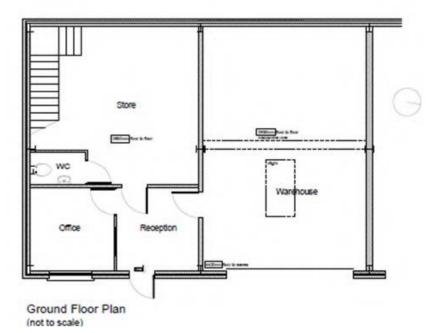
Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

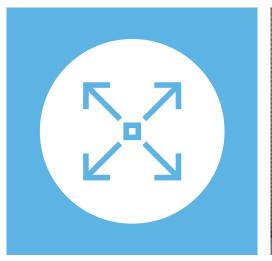


FLOOR PLANS



First Floor Plan (not to scale)









TO LET

INDUSTRIAL
ESTATE WITH
OFFICE
ACCOMMODATION
168.77 SQ M
(1,817 SQ FT)





UNIT 18
CASTLEPARK
INDUSTRIAL
ESTATE
ELLON

GET IN TOUCH

To arrange a viewing or for further information, please contact the sole marketing agents.

Thomas Codona

T 07570 382 544

E thomas.codona@ryden.co.uk

Paul Richardson

T 07789 986 141

E paul.richardson@ryden.co.uk

Ryden

431 Union Street Aberdeen AB11 6DA 01224 588 866

ryden.co.uk

Ryden

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. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. January 2024





