

VIDEO  
TOUR



## OFFICE/COMMERCIAL PREMISES

- > SELF-CONTAINED OFFICE SUITE READY FOR IMMEDIATE OCCUPATION
- > PRIVATE LOCATION WITHIN ABOYNE CASTLE ESTATE
- > NET INTERNAL AREA – 43.01 SQM. (463 SQFT.)
- > RENTAL - £420 PCM

TO LET

**SUITE 2, ABOYNE CASTLE BUSINESS CENTRE, AB34 5JP**

**CONTACT:** Shona Boyd, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk) | Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk) [www.shepherd.co.uk](http://www.shepherd.co.uk), 01224 202800





## LOCATION

The property is located on the Aboyne Castle Estate on the North side of the Ballater Road (A93) and in close proximity to Aboyne town centre. Aboyne is situated some 30 miles West of Aberdeen and approximately 12 miles West of Banchory, in Royal Deeside.

The access to the Castle Estate is from the West via the Tarland road. The exact location of the subjects is shown on the plan above which has been provided for indicative purposes only.

## DESCRIPTION

The subjects are located within a shared courtyard and set within a detached, renovated and restored agricultural building, in close proximity to the Estates main office. The suites have undergone internal renovations and provide the opportunity for immediate occupation by a range of office based/commercial occupiers.

Suite two is accessed via a communal stairwell and is located on the first floor of the property. The flooring is laminate, with the walls being painted plasterboard. Artificial lighting is provided by way of fluorescent strip lights.

At ground floor level a communal kitchen and W.C facilities which is shared amongst the suites can be found. Located to the northern side of the office premises, there exists a common car park that offers a substantial number of parking spaces.

Further suites are available within the estate with more information available on request.



## ACCOMMODATION

The property has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice Sixth Edition.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Suite 2	43.01	463

Further suites are available within the estate with more information available on request.

## RENTAL

A rental of £4,000 per annum is sought.

## RATING

The subjects are entered in the Valuation Roll at a Rateable Value of £2,800.

100% Rates Relief will be available to qualifying occupiers, with further information available on request.

## ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of 'C'.

A copy of the EPC recommendation report can be provided upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs with the incoming tenant being responsible for their own

## VAT

All prices, rents, figures etc are quoted exclusive of VAT



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202 800

Reece Henderson | [r.henderson@shepherd.co.uk](mailto:r.henderson@shepherd.co.uk) | Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk) [www.shepherd.co.uk](http://www.shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: AUGUST 2023**