

VIDEO
TOUR



OFFICE/COMMERCIAL PREMISES

- > SELF-CONTAINED OFFICE SUITE READY FOR IMMEDIATE OCCUPATION
- > PRIVATE LOCATION WITHIN ABOYNE CASTLE ESTATE
- > NET INTERNAL AREA – 57.05 SQM. (614 SQFT.)
- > RENTAL - £500 PCM

TO LET

SUITE 1, ABOYNE CASTLE BUSINESS CENTRE, AB34 5JP

CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk | Mark McQueen, mark.mcqueen@shepherd.co.uk 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 one is accessed via a communal stairwell and is located on the first floor of the building. The subjects comprise an open plan office suite, with a section of elevated flooring. The flooring is carpeted, 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 ²	ft ²
Suite 1	57.05	614

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

RENTAL

A rental of £5,000 per annum is sought.

RATING

The subjects are entered in the Valuation Roll at a Rateable Value of £3,500.

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 | Mark McQueen,
mark.mcqueen@shepherd.co.uk

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