Aberdeenshire COUNCIL

Industrial Unit and Yard

UNIT 1 MEADOWS IND EST

Meldrum Meg Way
Oldmeldrum, AB51 0EZ

- 203.7sq.m. workshop
- 38.9 sq.m. internal office
- 663 sq.m. compound

Rent £33,000 per annum

FOR LEASE

Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/ Contact

UNIT 1 MEADOWS INDUSTRIAL ESTATE

Meldrum Meg Way, Oldmeldrum, AB51 0EZ

Location:

The property is located in the established Meadows Industrial Estate close to the Inverurie Road.

Oldmeldrum is a popular commuter village and is well served with shops, hotels, health centre, primary and secondary schools and a range of sporting and recreational facilities.

Aberdeen is approximately 18 miles to the southeast and is accessed by the A947 road. Aberdeen Airport is some 14 miles.

Extract plans are provided showing the location and approximate boundaries of the subjects.

Description:

The property comprises a single storey semi-detached industrial unit with an enclosed compound to the front and side elevation.

The property is of steel portal frame construction with blockwork dado walls, a reinforced concrete floor, an approximate eaves height of 4.5 m and an insulated pressed steel roof incorporating light panels. Vehicular access to the workshop area is via a steel roller shutter door, 4.4m in height and 3.4m wide.

Internally the property comprises a workshop with kitchen area, 2 offices and 2 toilets. Space heating is provided by a roof suspended Combat Elite PRO gas fired space heater and lighting is from suspended LED strips.

To the front and side of the unit is a tarmac surfaced yard with interceptor enclosed by a steel post and wire mesh security fence.

Accommodation:

The following accommodation is provided, measured on a gross internal basis:

Workshop	203.7 sq.m (2,193 sq.ft)
Internal Offices	38.9 sq.m (419 sq.ft)
Compound/Yard	663.sq.m

The foregoing measurements have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

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Services:

The property is served with mains water, gas, electricity and drainage.

However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Energy Performance Certificate (EPC):

An EPC is available on request. The property has an EPC rating of Band C.

Rating Information:

The Valuation Roll shows a rateable value for the property of £16,250 with effect from 1st April 2026.

The Uniform Business Rate for the year 2026/2027 is 48.1 pence in the £.

Planning:

The industrial unit is being offered for lease on the basis of uses falling within Class 4, 5 & 6 of the Use Classes (Scotland) Order 1997 which typically covers office, workshop, warehouse and storage uses.

Interested parties should seek advice or make their own enquiries as to whether their intended use would fall within the definition of these classes

Rental:

The property is offered for lease at a rent of £33,000 per annum

VAT:

All prices, rents and premiums quoted are exclusive of VAT. VAT will be payable on the rent.

Lease Terms:

Aberdeenshire Council is seeking to lease the property on a six-year, internal repairing and insuring basis, incorporating a rent review after the third year. There will be options for the tenant to terminate at the end of the 1st, 2nd and 3rd years, subject to a penalty payment. Consideration may be given to alternative lease terms.

Legal Costs:

In the usual manner, the ingoing tenant will pay the landlord's reasonable legal expenses, as well as any applicable LBTT and registrations dues.

Date of Entry:

To be agreed upon conclusion of legal formalities.

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Viewing Arrangements/Offers:

To view the property or for further information please contact:

Estates Admin: Tel: 01467 469261

Email: estates@aberdeenshire.gov.uk

Any persons who wish to submit an offer to lease the unit should note their interest with the Estates Section, Aberdeenshire Council, Woodhill House, Westburn Road, AB16 5GB. Tel: 01467 469261.

In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

Offers to lease must state the lease term and rent offered and must be valid offers in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received

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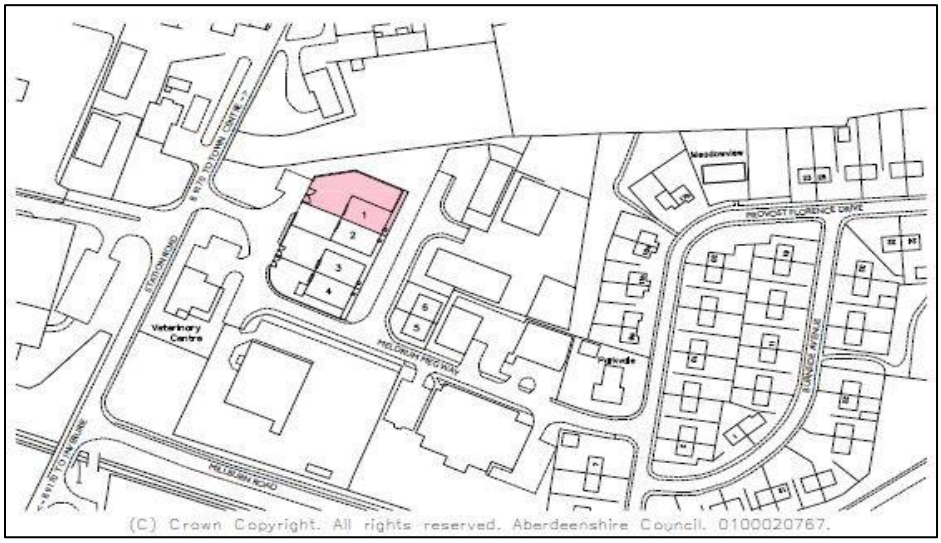
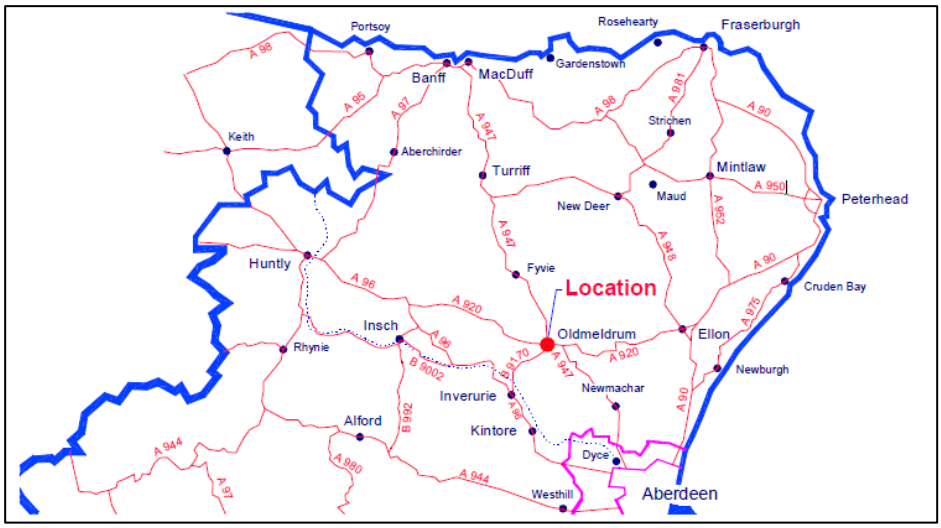
Site Plan:



Site/Location Plan:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.

2. 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 tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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