

TO LET

FG Burnett

4 Balmacassie Drive, Ellon, AB41 8BX

608.5 sq.m | 6,550 sq.ft

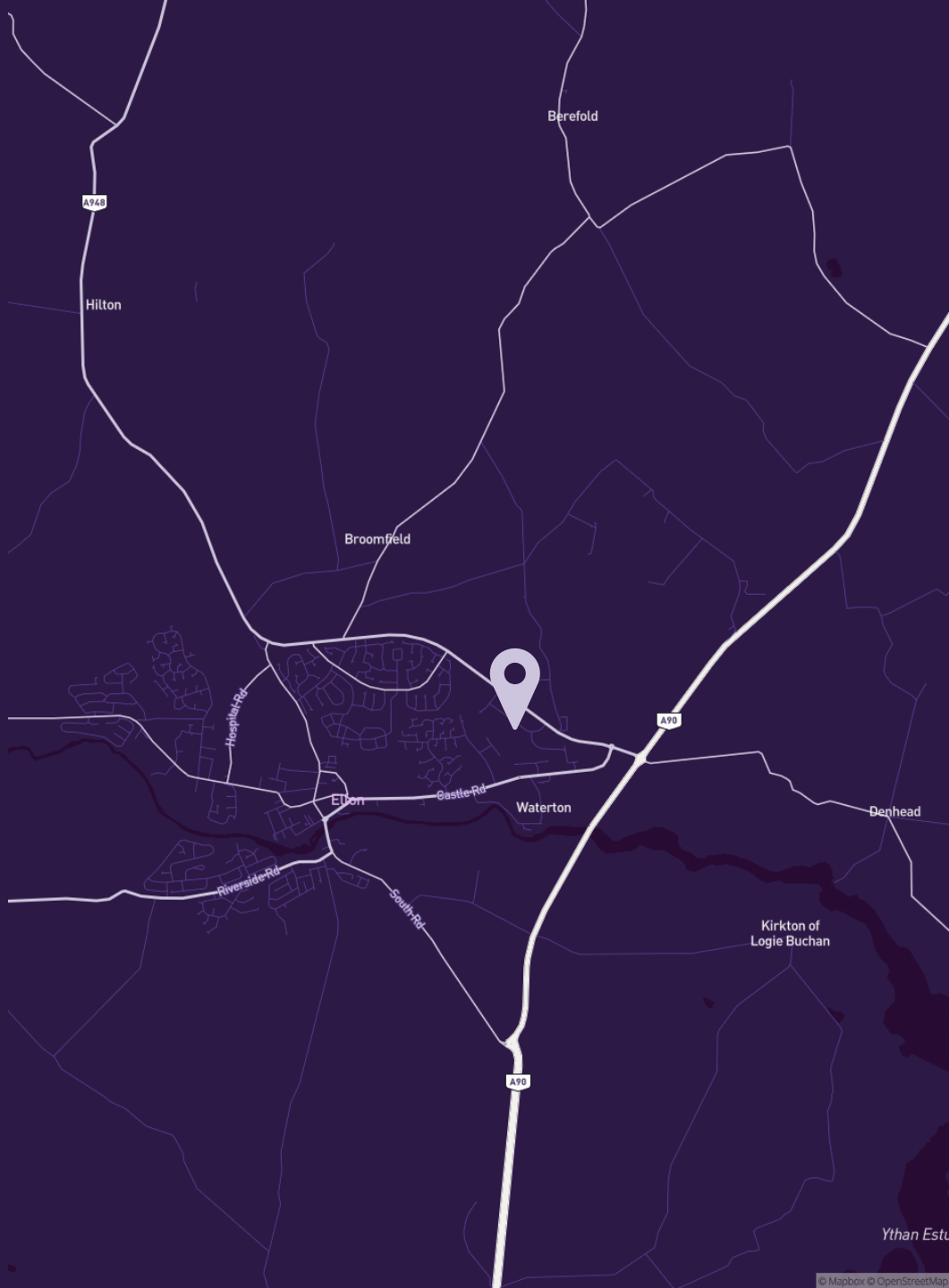
/// GLITTER.ADMITS.RESPONSES

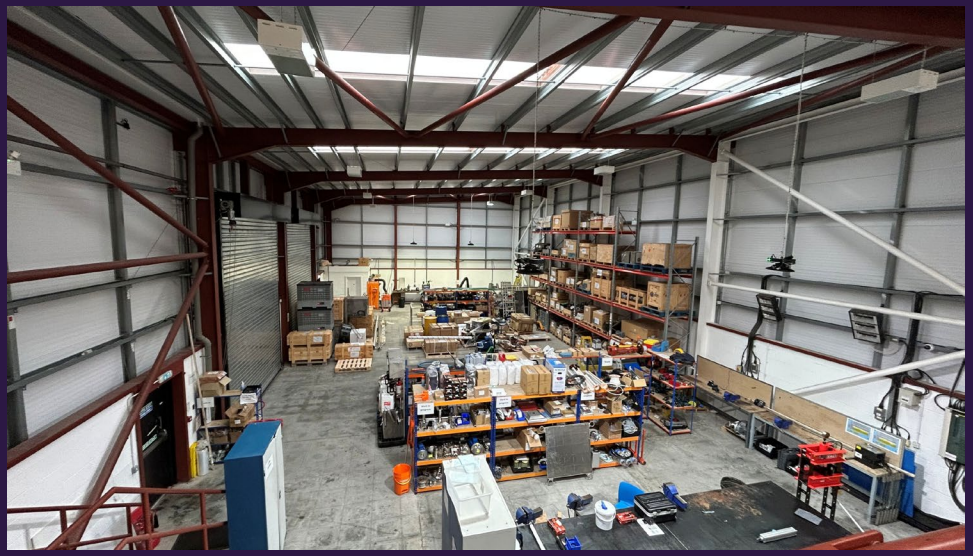
Location

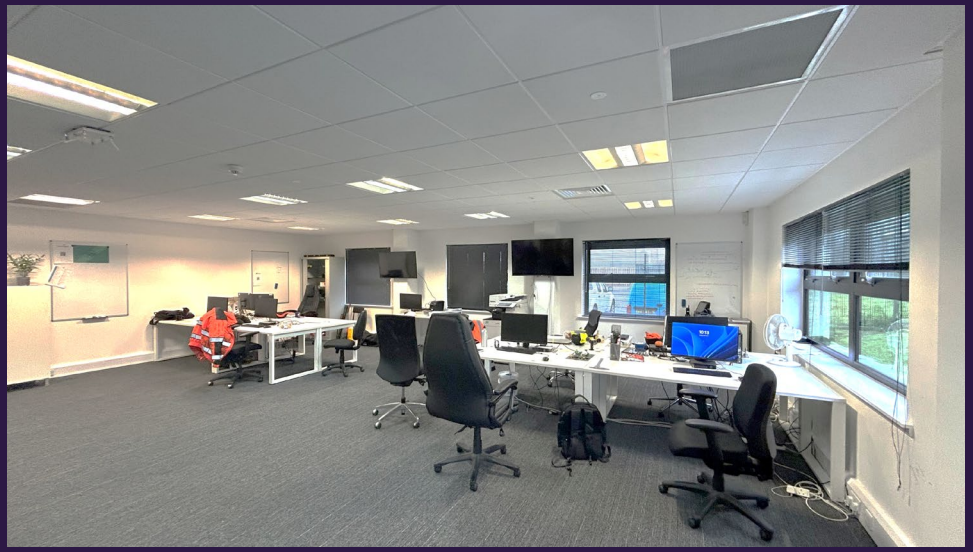
The property sits on the south side of Balmacassie Drive, in a well-established industrial area around one mile east of the centre of Ellon. It forms part of the Balmacassie Industrial Estate, which lies to the north and east of the town and is within easy reach of the A90 trunk road.

Ellon is an Aberdeenshire market and commuter town, with a population of c.10,000. It lies 16 miles north of Aberdeen on the A90 trunk road, which continues north to Peterhead and Fraserburgh, and Aberdeen Airport is approximately 12 miles to the south.

Nearby occupiers include BrewDog, whose brewery and DogTap bar are located directly adjacent, Ellon Household Waste & Recycling Centre, Film-Ocean, Cumath Pet Surgeons and Grampian Catering Equipment. A Tesco supermarket is also nearby.







Description

The property comprises a detached modern industrial unit with open plan offices and associated yard and car parking.

The warehouse benefits from the following specification:

- Steel portal frame construction with block wall infills to dado height and insulated metal sheeting above
- Insulated mono-pitch roof with translucent rooflights
- Concrete floor
- High bay LED lighting
- Three-phase power supply
- 2 electric roller shutter doors (4.5m W x 5.0m H)
- Minimum eaves height of 7.0m

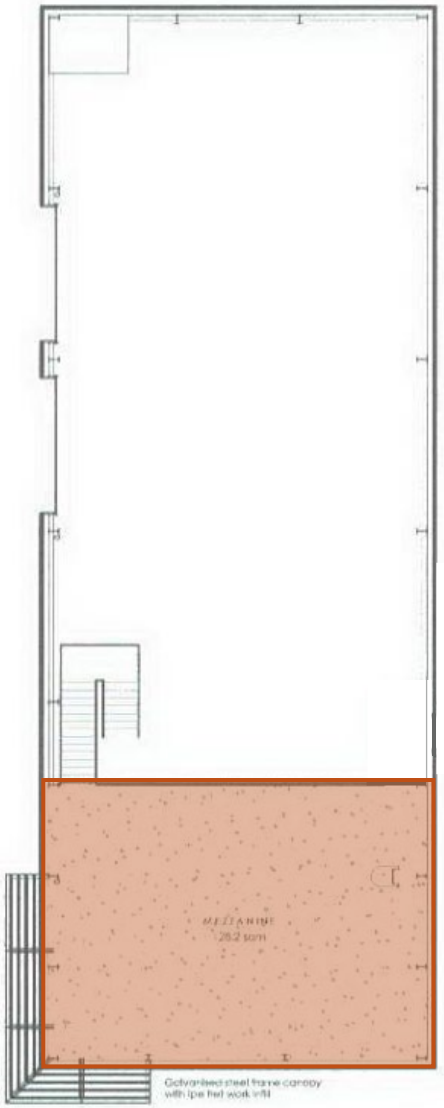
Within the warehouse there is a mezzanine floor with a fixed stair access.

The open plan offices are over ground floor and benefit from solid floors with carpet tiles over, suspended tile ceilings with Cat 2 light fitments, comfort cooling and heating, and perimeter cabling for power and data. There is a high-quality tea prep within the office section and male and female WC’s.

Externally, there are 17 car parking spaces laid to lockblock, a concrete yard immediately to the front of the property and a secure tarmac yard.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate gross internal areas calculated:

AREA	SQ.M	SQ.FT
Warehouse	349.1	3,758
Offices	124.7	1,342
Mezzanine	134.7	1,450
Total	**608.5**	**6,550**
Secure Tarmac Yard	1,330	14,316

Planning

The property is understood to benefit from Class 4 and Class 6 planning consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended). The property is located in an area designated as Existing Employment Land which is safeguarded for business uses within Classes 4, 5 and 6.

Any interested parties should make their own enquiries to the local planning authority and satisfy themselves that their proposed use is permitted.

**Plans are provided for indicative purposes only and should not be relied upon*



Rent

£68,750 per annum

Rateable Value

The Valuation Roll shows a Rateable Value of £47,000 effective from 1st April 2026.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

Lease Terms

The property is available on a new Full Repairing and Insuring lease for a term to be agreed. Any medium to long term lease will incorporate periodic upwards only rent reviews.

EPC

The property has an EPC rating of B22.

VAT

All monies quoted are exclusive of any VAT which may be payable.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary ‘Know Your Client’ identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

The property is available from 1st April 2027.

Viewing & Offers

All offers should be made in writing to the sole agents

FG B

Hollie Stevenson
t: 01224 597 533
e: hollie.stevenson@fgburnett.co.uk

Jonathan Nesbitt
t: 01224 597 531
e: jonathan.nesbitt@fgburnett.co.uk

01224 572 661 | fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.