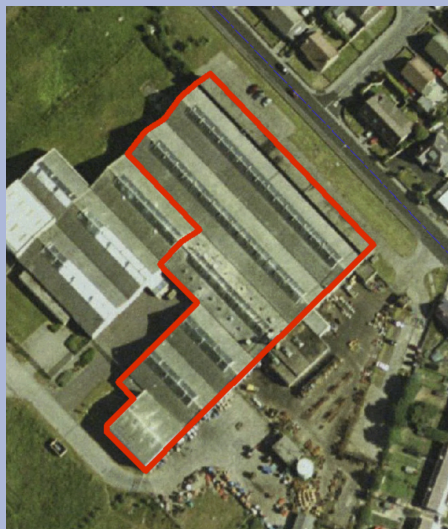


Various units at:

BALMOOR INDUSTRIAL ESTATE, PETERHEAD

- Affordable industrial / warehouse accommodation
- Prominent location within an established industrial / retail park
- Variety of accommodation options
- Flexible terms
- Space from 526.29 sq m (5,665 sq ft) to 5,188.22 sq m (55,846 sq ft)
- Immediate entry available



Location:

The subjects are located within the popular Balmoor Industrial Estate, west of Peterhead town centre. Peterhead is located on the Buchan coast some 30 miles north of Aberdeen. The A90 allows for easy access to Aberdeen and Fraserburgh in the North.

Peterhead is a vibrant town with a population in the region of 18,000 persons.



Fishing is an integral part of the local economy, however, the town's economic base is diverse. The oil and gas industry has become a major employer in the town and Peterhead Harbour is used to service and supply installations in the North Sea. The town is to play a key role in Scottish Enterprise's Energetica project.

Balmoor Industrial Estate is home to an impressive mix of tenants of a retail and industrial nature. Major occupiers such as Stagecoach, Halfords and Lidl have all located within the estate.

Description:

The subjects comprise a predominantly single storey former manufacturing and warehouse facility, which is divided into five distinct sections. Each bay offers flexible, open plan industrial / warehouse accommodation and provides the ideal space for a range of uses.

The main factory and units 2, 3 and 4 are traditional industrial units of mainly brick construction and harled externally. Each unit has a concrete floor and steel trussed pitched roof. The units have a generous provision of glazed roof panels. Unit 1 is of steel portal frame construction with corrugated metal sheet cladding.

Vehicular access is available to Units 1, 2, 3 and the main factory area via roller shutter doors.

To the side of the main factory there is two storey office accommodation of block construction with concrete floors and painted walls.



The accommodation boasts both cellular and open plan space and can be utilised both for office and storage purposes.

A secure, well proportioned yard area can be found immediately to the west of the subjects. A concrete surfaced car park is located to the front of the property.

Accommodation:

The accommodation comprises:

| Unit | Area (sq m) | Area (sq ft) |
|---------------|-----------------|---------------|
| Unit 1 | LEASED | |
| Unit 2 | 540.79 | 5,821 |
| Unit 3 | 526.29 | 5,665 |
| Unit 4 | 887.22 | 9,550 |
| Main Factory | 3,233.92 | 34,810 |
| Total | 5,188.22 | 55,846 |
| Office Ground | 421.28 | 4,535 |
| Office Upper | 421.28 | 4,535 |
| Total | 842.56 | 9,070 |

Each unit benefits from its own generous yard area.

Further subdivision of the above may be possible.

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

Services:

We understand the property is served with mains water, 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.

Rating Information:

The subjects will require to be re-rated depending upon subdivision.

Planning:

Whilst the industrial units are being offered for lease on the basis of uses falling within Class 4, 5 & 6 of the Use Classes (Scotland) Order 1997, interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

Price:

Subject to negotiation.

A discount may be applied should any persons wish to let all or the majority of the space.

VAT:

All prices, rents and premiums quoted are exclusive of VAT.

VAT will be payable on the rent.

Conditions of Lease:

Flexible terms are available.

Preference will be given to a lease of the subjects on Aberdeenshire Council's standard lease terms of a six year term, incorporating a rent review after the third

year and options for the tenant to terminate at the end of the 1st, 2nd and 3rd years, subject to a penalty payment.

Tenants will be responsible for the payment of an annual service charge in respect of maintenance of the common parts of the estate.

Legal Costs:

In the usual manner, the incoming tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable SDLT and registrations dues.

Date of Entry:

Immediate entry available upon conclusion of legal formalities.

Viewing Arrangement:

To view the property or for further information please contact:

Michael Robertson Tel: 01224 664087

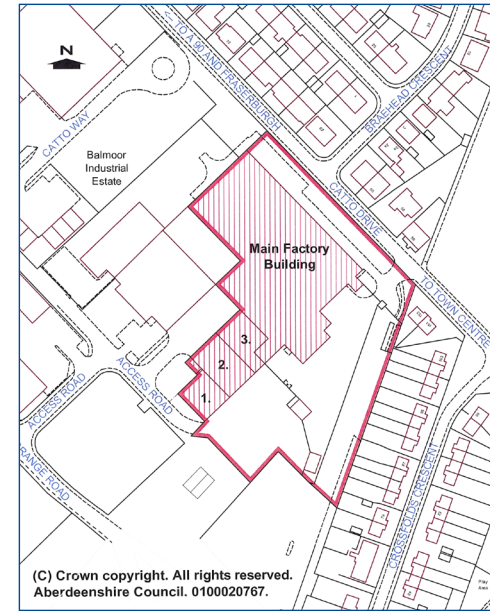
michael.robertson@aberdeenshire.gov.uk

Offers:

Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB. Tel: 01224 664255.

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. All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

Site Plan:



Location Plan:



Misrepresentation Act 1967 and Property Misdescriptions Act 1991

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.

Date of Publication:

May 2011

Produced by Aberdeenshire Council
GDT13459 May 2011