

Property Particulars



FOR LEASE

Unit 12

Dales Industrial Estate, Peterhead

Modern industrial unit in
established location.

www.aberdeenshire.gov.uk/property

- Recently redecorated.
- Prominent road visibility.
- £4,300 per annum.

Viewing Arrangement

To view the property or
for further information
please contact:

Julie McWilliam

01779 483712

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Location:

The subjects are located within the popular Dales Industrial Estate, south 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. The local economy is diverse with both fishing and the oil and gas industry playing an integral role. Peterhead is to play a key role in Scottish Enterprise's Energetica project, which aims to create the world's greatest concentration of energy technology companies, housing and leisure facilities along a 30 mile coastal strip between Peterhead and Aberdeen.

The prominence of the energy sector in Peterhead is evident by the number of major national and international employers that have bases within the town including ASCO, SCORE, BP, Shell and Wood Group.

The tenant mix at Dales Industrial Estate is testament to the diversity that is present within the local economy. The estate itself is well maintained and benefits from its close proximity to a number of local amenities.

Description:

The property comprises a single storey end terrace unit, suitable for a range of uses. To the rear of the property is a generously sized, enclosed compound, which has dedicated access to the side of the unit. Vehicular access to the unit is available via a metal roller shutter door. The rear of the unit faces onto the adjacent road, thus giving the unit prominent main road visibility. There is space for car parking at the front of the unit, as well as within the communal car park.

Internally, the unit has been well maintained and has recently been redecorated. The unit has a toilet and wash facility and benefits from having security roller shutter doors on both the front and rear doors.

Accommodation:

The accommodation comprises:

Workshop Area	71.33 sq m (768 sq ft)
Compound	190 sq m

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.

Council Tax Banding / Rating Information:

The Valuation Roll shows a rateable value for the property of £3,700 with effect from 1st April 2010.

Planning:

Whilst 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, interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

**Price:**

Offers in the region of £4,300 are invited.

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 full 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.

Tenants will be responsible for the payment of an annual service charge in respect of maintenance of the common parts of the estate. The charge is currently levied at an annual rate of 5% of the annual rent.

Legal Costs:

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

Date of Entry:

To be agreed upon conclusion of legal formalities.

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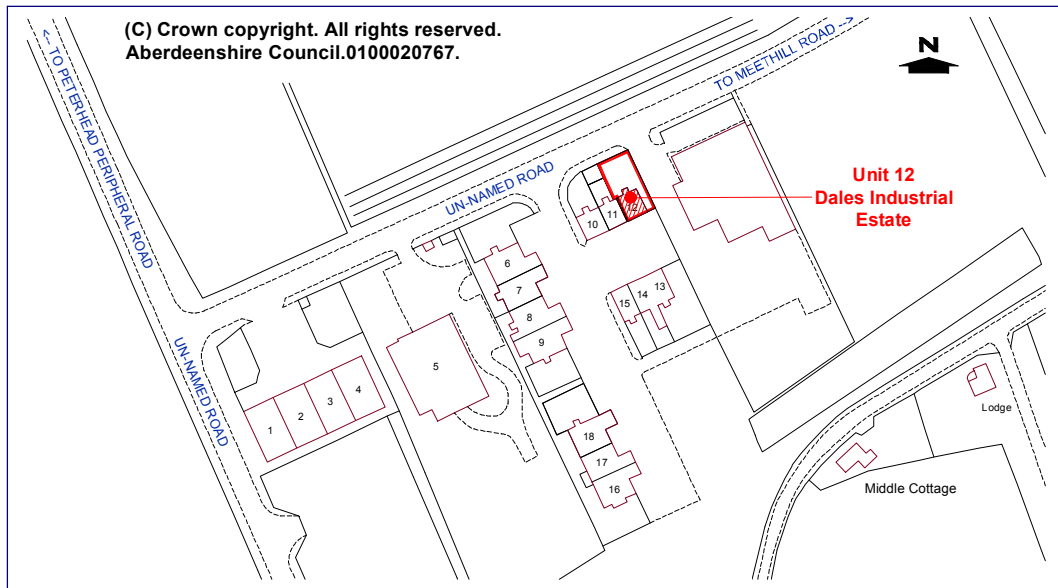
Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01224 664255.

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.

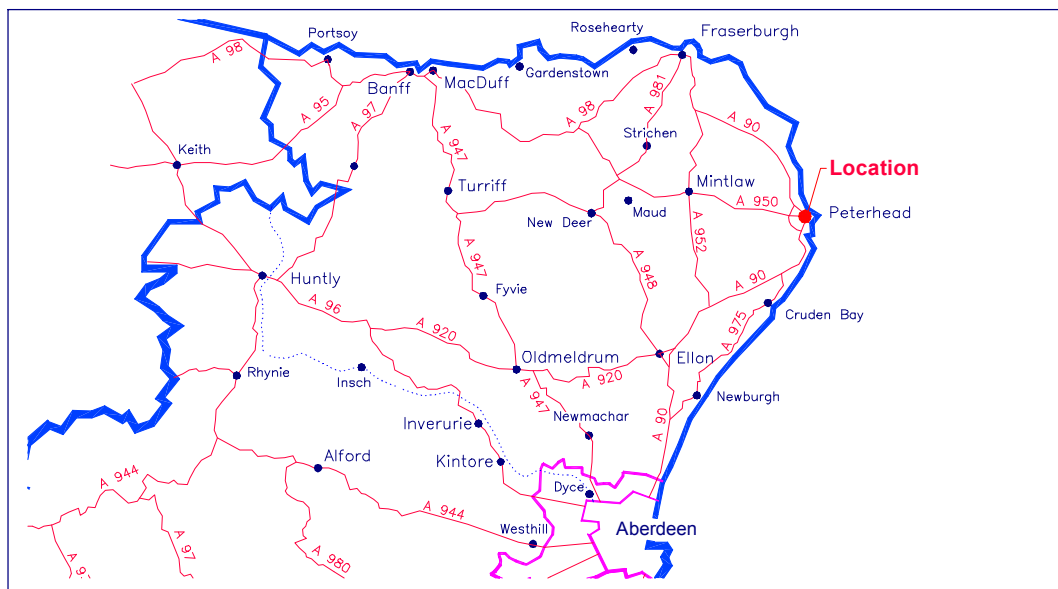
Date of Publication:

July 2011

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.