



**UNIT 3, UPPERTON INDUSTRIAL ESTATE, DAMHEAD, PETERHEAD, AB42 3GL**



- **GIA: 1,210.8M<sup>2</sup> (13,034FT<sup>2</sup>)**
- **RENTAL: £75,000 PA  
INCLUSIVE OF RATES**
- **RECENTLY REFURBISHED  
OFFICE ACCOMMODATION  
WITH NETWORKING**
- **GOOD ACCESS TO  
PETERHEAD HARBOUR  
AND A90**

### VIEWING & FURTHER INFORMATION:

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### INTRODUCTION:

Our clients have recently made advancements in coating technology and as a result their service, from start to completion is now in a matter of hours instead of days. Due to this advancements they now have surplus space available for quick entry.

### LOCATION:

The subjects can be found within the coastal town of Peterhead which stands around 33 miles north of Aberdeen and represents one of Aberdeenshire's principle service and employment centres.

The property itself is situated within the Upperton Industrial Estate which lies to the south of Peterhead close to the major roundabout where the A90 bypasses Peterhead to the west and the A92 continues northwards to the town centre. The property lies to the immediate south side of the bypass taking its principle access from the same.

### DESCRIPTION:

The subjects comprises a single storey detached steel portal framed workshop which extends to the north by way of an interconnecting lean-to projection. Walls are infill concrete block, generally rendered externally having profiled metal sheeting above. A set of large metal sliding doors provide the principle access from the yard, with a number of other vehicle entrance doors also formed on the south elevation. A modern metal and glass pedestrian entrance door on the elevation to the yard provides access to internal offices. Double glazed windows on the north elevation provide natural lighting to these offices. The roof over is clad in asbestos cement sheeting incorporating translucent panels.

Internally, the main workshop area has a concrete floor throughout generally forming open workshop space. Artificial lighting is by way of sodium lighting. The lean-to projection has been split to form a basic storage area to the west and new ancillary office space to the east. The offices have a carpeted concrete floor throughout with the space being split to form an entrance/reception area, three private offices, kitchen, ladies and gents toilets. Walls and ceilings are lined in painted plasterboard, with artificial lighting by way of a mix of spotlighting and fluorescent fittings.



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#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
<b>Workshop</b>	1,079.90	11,624
<b>Office</b>	130.90	1,409
<b>TOTAL</b>	<b>1,210.8</b>	<b>13,034</b>

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

#### YARD:

We have calculated the yard on site which has been laid in hardcore to be approximately 935 m<sup>2</sup> (10,064 ft<sup>2</sup>). This has been calculated from online mapping software.

#### RENTAL:

A rental of £75,000pa which includes business rates is sought. As is standard practice this will be payable quarterly in advance.

#### RATING:

The rates are included within the rental.

#### LEASE TERMS:

Our clients are seeking to lease the premises on a Full Repairing and Insuring basis with any medium to long term lease durations subject to upward only rent review provisions.

#### VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

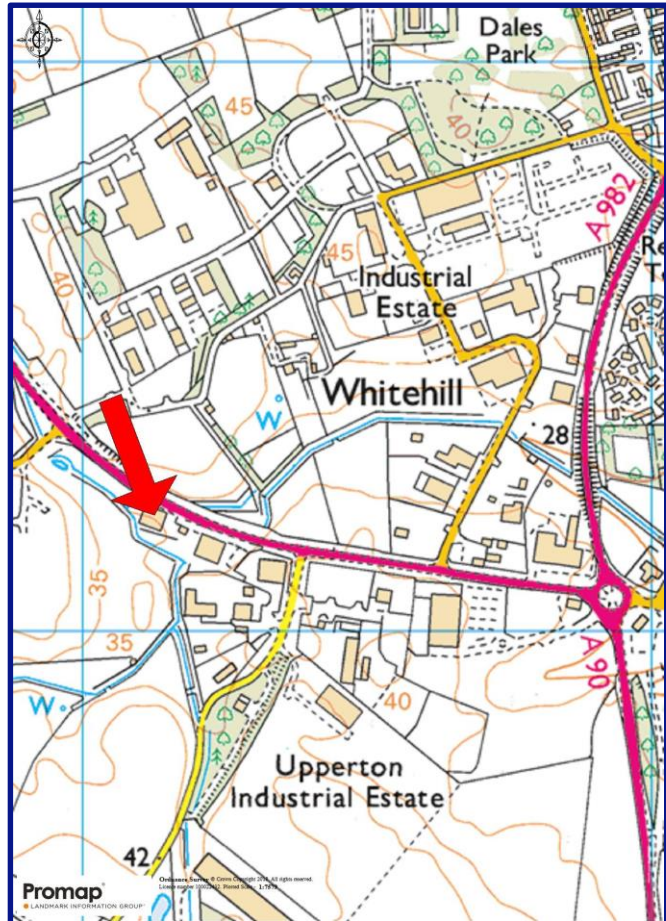
#### ENERGY PERFORMANCE CERTIFICATE:

The subjects have an EPC rating of G.

Further information and a recommendation report is available to seriously interested parties upon request.

#### ENTRY DATE:

Upon Conclusion of legal missives.



#### LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

#### VIEWING:

For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors**  
35 Queens Road  
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AB15 4ZN

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