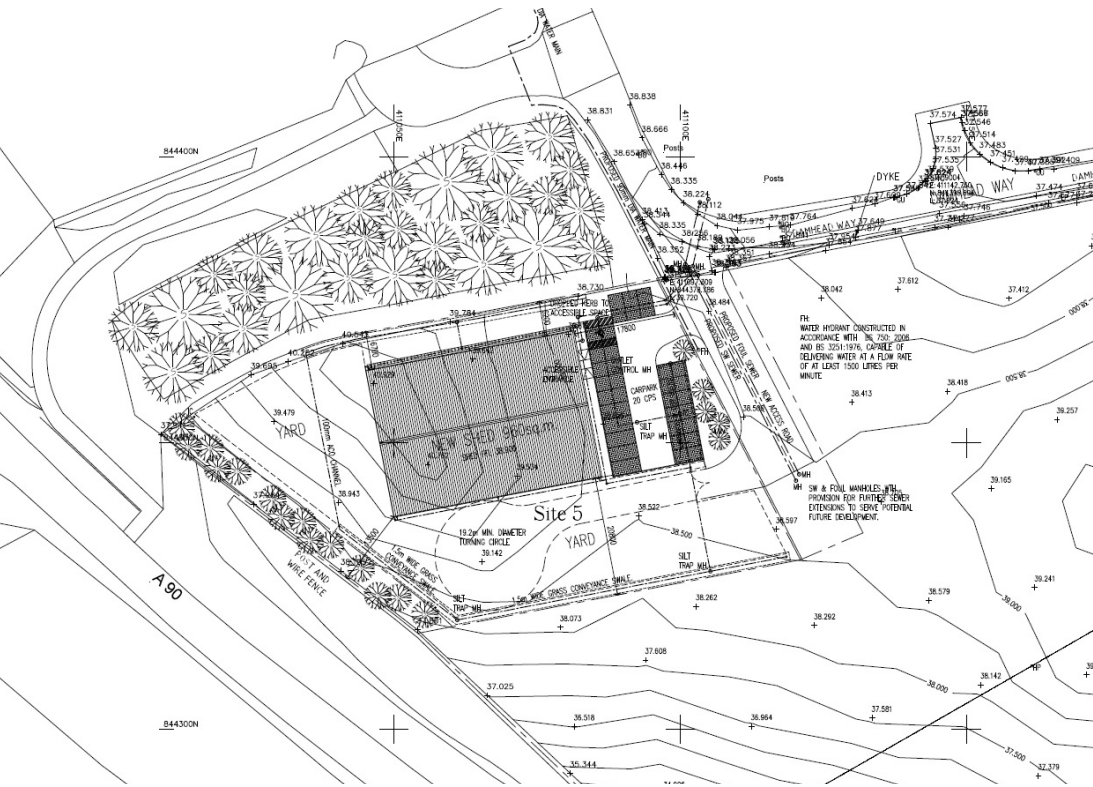


# TO LET / MAY SELL

## NEW BUILD INDUSTRIAL UNIT WITH YARD

**DAMHEAD WAY, DALES INDUSTRIAL ESTATE  
PETERHEAD, ABERDEENSHIRE**



### LOCATION:

The subjects can be found within the coastal town of Peterhead which stands approximately 35 miles to the immediate north of Aberdeen. Peterhead is one of the main towns within Aberdeenshire with the towns economy dominated by the fishing, oil and gas sectors.

The property is located within Dales Industrial Estate which is situated approximately 1 miles south of the main town centre. Dales Industrial Estate itself is one of the towns more modern industrial developments featuring a variety of commercial occupiers.

Furthermore, the site will benefit from high visibility from the main A90 trunk road which is located immediately to the south east of the site.

The Ordnance Survey extract overleaf is for identification purposes only.

### DESCRIPTION:

The subject site measures approximately 1.21 acres (0.493 hectares) which is currently an undeveloped site, however does have full planning permission for the erection of an industrial unit.

The proposed industrial unit is to be of a steel portal frame construction with a pitched roof over all clad in profiled metal sheeting.

Internally, the flooring is to be of a solid concrete design with the walls and ceiling finished to the inside face of the cladding. Access to the property will be via either 3 pedestrian doors or 2 roller shutter doors. A single W.C. is also to be installed within the unit along with the site providing 20 car parking spaces, one of which is a disabled space.

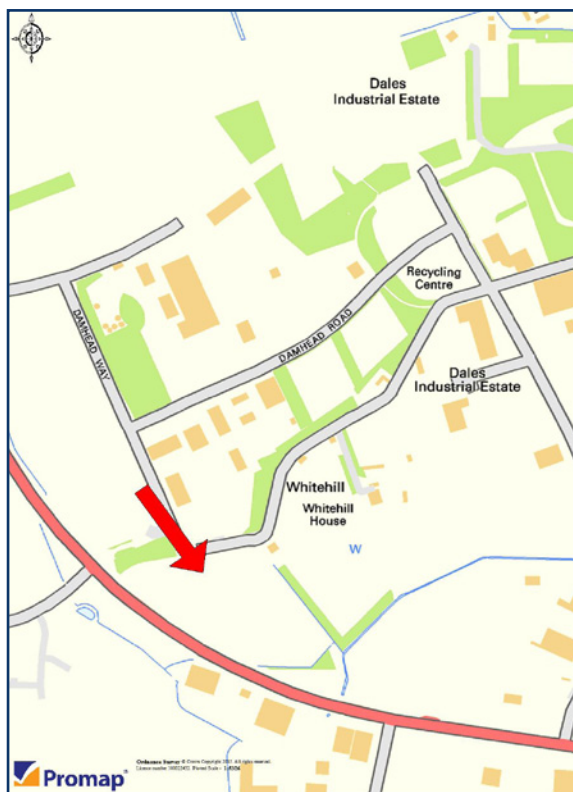
### VIEWING & FURTHER INFORMATION

By arrangement with sole agents:

**J & E Shepherd**  
Chartered Surveyors  
35 Queens Road  
Aberdeen  
AB15 4ZN

Tel : (01224) 202800  
Fax : (01224) 202802

[www.shepherd.co.uk](http://www.shepherd.co.uk)



**ACCOMMODATION:**

The subjects have been calculated on a gross internal area basis in accordance with the RICS (Sixth Edition) from architect's drawings.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Workshop	960	(10,333)

We have calculated that the yard is approximately 16,200 ft<sup>2</sup>.

**LEASE TERMS:**

Rental upon application. Our clients are seeking a minimum of a 10 year lease duration which will be subject to upward only rent review provisions.

**PRICE:**

Our clients may entertain a sale of the site or a sale of the completed building with offers being invited in both regards.

**ADDITIONAL LAND:**

Additional land is also available and further information on this can be made available upon request.

**RATING:**

The subjects will require to be assessed upon completion.

**VAT:**

All rents, prices, premiums etc., are quoted exclusive of VAT at the prevailing rate.

**ENERGY PERFORMANCE CERTIFICATE:**

An EPC will be available upon completion of the facility.

**LEGAL COSTS:**

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues and the cost of obtaining landlord's consent.

**VIEWING:**

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



J & E Shepherd, Chartered Surveyors  
 35 Queens Road, Aberdeen AB15 4ZN  
 Tel: 01224 202800 Fax: 01224 202802  
 Publication date: April 2015  
**Email: [j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk) or [s.young@shepherd.co.uk](mailto:s.young@shepherd.co.uk)**  
 Contact: James Morrison or Scott Young

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) 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 purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.