

ON THE INSTRUCTIONS OF



Ryden.co.uk
01224 588866

25 Albyn Place, ABERDEEN AB10 1YL

TO LET DEVELOPMENT OPPORTUNITY SERVICED SITE



**DALES INDUSTRIAL ESTATE
PETERHEAD
AB42 3JF**

Viewing is strictly by arrangement with the sole letting agent.

Site Area:
From 0.61 Hectares (1.50 Acres)
Up to 0.73 Hectares (1.80 Acres)

Contact:
Paul Richardson

Telephone:
01224 588866

paul.richardson@ryden.co.uk

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

Dundee
01382 227900

London
0207 436 1212



Location:

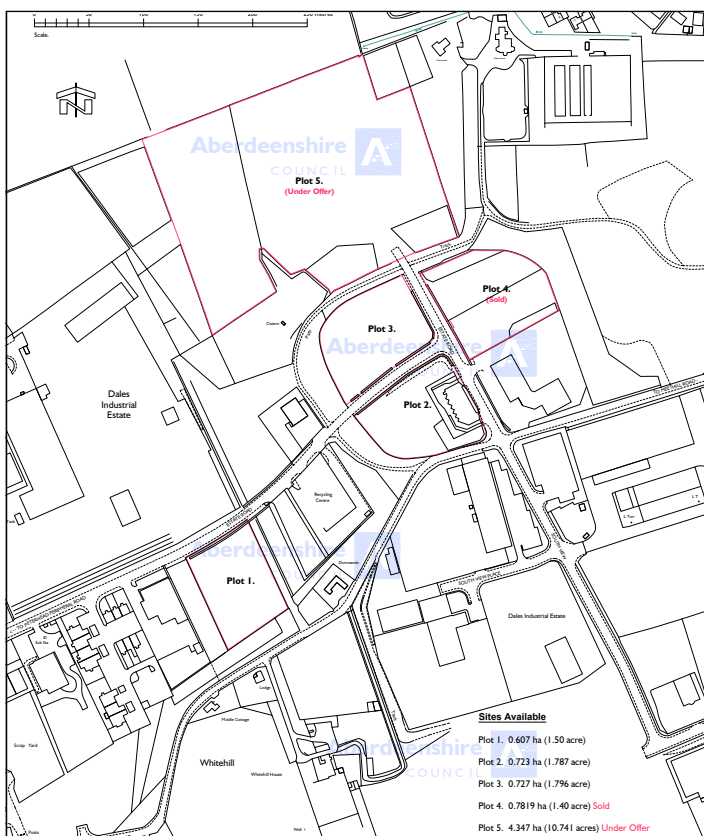
The subjects are located in Dales Industrial Estate in Peterhead which is approximately 32 miles north of Aberdeen. The A90 allows for easy access to Aberdeen and Fraserburgh in the north. Peterhead is a vibrant town with a population in the region of 18,000. Fishing is an integral part of the local 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 supply installation in the North Sea. The town is to play a key role in Scottish Enterprise's Energetica project.

Description:

- Plot 1 extends to approximately 0.61 hectares (1.50 acres)
- Plot 2 extends to approximately 0.72 hectares (1.79 acres)
- Plot 3 extends to approximately 0.73 hectares (1.80 acres)

SITE AREA:

The sites offer the opportunity for industrial development or general storage. The areas are reasonably level.



Services:

Services are believed to be adjacent to the site however prospective occupiers should check the availability and capacity of services with the relevant suppliers. Any occupier will be responsible for a payment of an annual service charge for the upkeep and maintenance of any common parts of the business park.

Planning:

It is considered that the site is suitable for uses falling within Class 4,5 & 6 of the Use Classes (Scotland) Order 1997 although prospective occupiers should discuss their development proposals with the relevant planning officer who can be contacted by telephoning 01779 477363 or email: bu.planapps@aberdeenshire.gov

Any interested parties should make enquires on planning matters to Aberdeenshire Council.

Lease Terms:

The subjects are offered on a 175 year lease term subject to a grassum payment in lieu of an annual market rent.

Viewings:

Any parties looking to view the site should do so in the first instance via the sole letting agent.

VAT:

The land is opted to tax.

Legal Costs:

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any LBTT and registration dues where applicable.

Further Information:

For further information, please contact:

Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 588866

E-mail: paul.richardson@ryden.co.uk
www.ryden.co.uk

March 2016