

Property Particulars



FOR LEASE

Unit 17, Dales Industrial Estate Peterhead, AB42 3JF

Industrial unit in established location
Available by way of assignation of the
current lease

www.aberdeenshire.gov.uk/property

- Workshop approx. 117 m²
- Office approx. 12.42 m²
- Suitable for a variety of business uses including light industry, general industrial, storage or distribution
- Energy Performance Certificate (EPC) EPC: Band C+
- Available by way of assignation of the current lease
- **Rent: £6,750 per annum plus VAT**

Viewing Arrangements

To view the property or for further information please contact:

Peter Ward

01779 483710

peter.ward@
aberdeenshire.gov.uk



Location:

The unit is located within the Dales Industrial Estate to the south of the town centre and may be approached from the A90 by way of Damhead Way leading to Damhead Road. 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. Both fishing and the oil and gas industry play an integral part in the local economy. Peterhead is forecast to play a key role in the Energetica project which aims to create a global hub for the energy sector extending along a 30 mile development corridor between Aberdeen and Peterhead. The Energetica project is an ambitious and exciting plan to create a new generation energy community and is the vision of the Aberdeen City and Shire Economic Future (ACSEF).

Description:

The property comprises a single storey mid-link unit suitable for a range of business uses, light industry, general industrial, storage or distribution. To the rear of the property is a fenced compound accessed through the unit. Vehicular access to the unit is via a metal roller shutter door together with separate pedestrian access. There is space for car parking on the forecourt at the front as well as within the communal car park.

The unit benefits from having a separate office together with toilet and wash facility.

Within the workshop the current tenant has formed a classroom with stud partitioning.

Accommodation:

The accommodation comprises:

Workshop Area: 117 m² (1,260 ft²) or thereby

Office Area: 12.42 m² (134 ft²) or thereby

Compound: 62 m² (approx.)

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

Services:

The property is served with mains water, electricity and drainage.

Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Council Tax Banding / Rating Information:

The Valuation Roll shows a rateable value for the property of £7,100 with effect from 1st April 2010.

Planning:

This industrial unit is being offered for lease on the basis of uses falling within Classes 4, 5 & 6 of the Use Classes (Scotland) Order 1997. Interested parties should seek advice or make their own enquiries as to whether their intended use would fall within the definition of these Use Classes. Enquiries should be directed to:

Buchan Area Planning Office

Buchan House, St. Peter Street

Peterhead, AB42 1QF

Tel: 01779 483724

Email: bu.planapps@aberdeenshire.gov.uk



Energy Performance Certificate (EPC):

EPC Band C+

Price:

£6,750 (+VAT) per annum.

VAT:

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

Lease Terms:

Available from October 2015 by way of assignation of the existing lease which is based on Aberdeenshire Council's standard tenant six year full repairing and insuring (FRI) lease, incorporating a rent review after the third year.

The current lease commenced on 24 March 2014 for a six year term at a passing rent of £6,750 per annum (plus VAT). The lease incorporates a rent review on the third anniversary of the lease, date of review 24 March 2017. There are options for the tenant to terminate at the end of the 2nd and 3rd years, subject to a penalty payment.

The Tenant is 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.

Interested parties are advised that Aberdeenshire Council will obtain financial references for the incoming tenant to ensure that they are financially sound to meet their obligations under the lease. The incoming tenant must supply a bank reference, two trade references and 3 years' certified accounts or, in the case of a new/start-up business, a detailed business plan. In the case of a tenant who already leases property from the Council these may not be required.

Interested parties are also advised that the incoming tenant will take on the current tenant's repairing responsibilities under the terms of the lease, will be responsible for any defects and alterations and will be required to reinstate the premises at the end or earlier termination of the lease.

Legal Costs:

The legal process of assignation is a matter for the assignor's and assignee's solicitors with each party responsible for their legal costs. Aberdeenshire Council require to approve the assignation document prior to execution.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangements:

To view the property or for further information please contact the current tenant:

Gastech-NE Limited

Tel: 01670 817441 / 07739 948724

Or Peter Ward, Area Estates Surveyor,
Aberdeenshire Council:

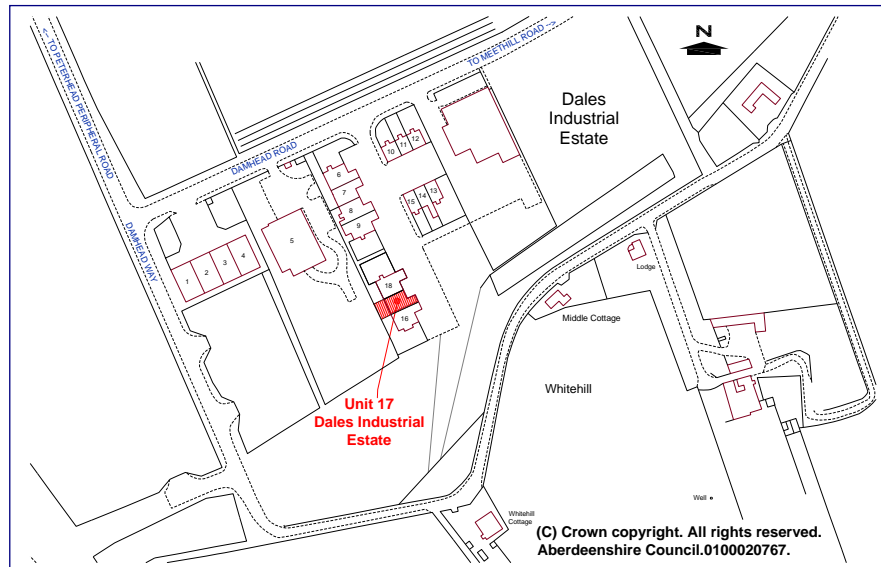
Tel: 01779 483710

peter.ward@aberdeenshire.gov.uk

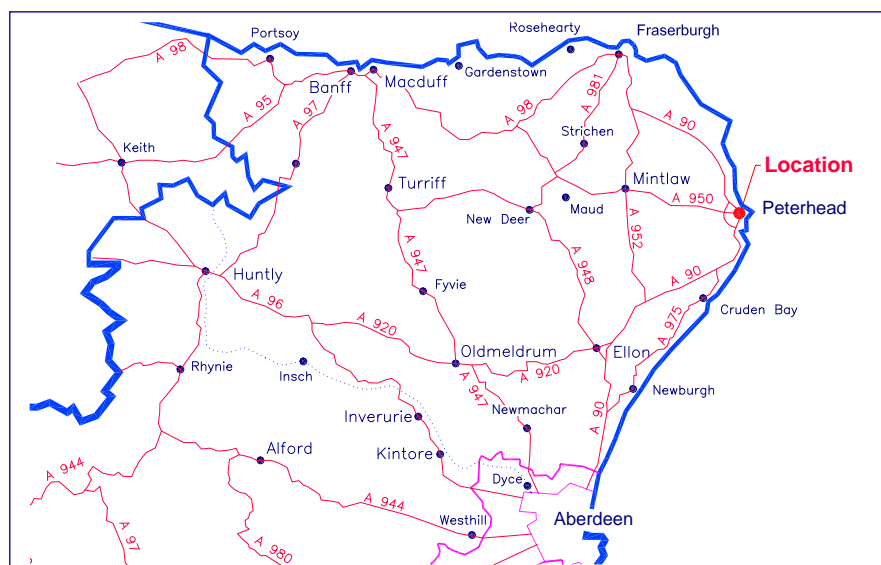
Date of Publication:

September 2015

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.