

## PROPERTY PARTICULARS



# FOR LEASE

FISH PROCESSING FACTORY  
GERRIES YARD  
PETERHEAD  
ABERDEENSHIRE

[www.aberdeenshire.gov.uk](http://www.aberdeenshire.gov.uk)

Property is part of Transportation & Infrastructure

## Location

Aberdeenshire Council have available for lease a modern fish processing facility located at Greenhill, Peterhead. A copy ordnance survey extract is attached showing location and extent of the property.

## Description

The property comprises a fish processing workshop together with chills, offices, canteen and toilets. The main part of the building housing the workshop and chills is of steel portal frame construction having concrete block walls harled externally. The roof is clad with profiled steel sheeting. The building is two storeys in height and there are offices both on the ground floor and first floor situated to the front of the property.

## Accommodation

The property comprises:-

Internal:-

### Workshop

Single storey workshop building with walls mainly of metal clad plastic coated panels. The floor is of epoxy resin finish and is drained. There is a false ceiling. Lighting is provided from flush fluorescent units. Access to the processing area is via three roller shutter doors. The office section is two storey, there is a main reception area which also leads to the processing area. There are stainless steel washing sinks along with kitchen facilities and toilets. There are three large chills with sliding doors one of which is mechanically operated.

### Ground Floor Offices

Ground floor office/reception area walls are lined with wood panelling. There are fluorescent light fittings and floor tiles and wall mounted radiators in both rooms.

### First Floor Office

The office is lined in mahogany wood panelling with strip lights, wall mounted radiators and carpet tiles.

### Boardroom

The boardroom has flock wallpaper, carpet tiles, strip lights, wall mounted radiators.

### Canteen

Linoleum flooring, strip lighting, painted plasterboard walls, wall mounted heaters.

### Toilets

Ladies and Gents toilet facilities in the workshop area and single toilets next to office accommodation both on ground and first floor.

Internal areas are as follows:-

## Accommodation

The accommodation comprises:-

Processing	1157 sq m (12450 sq ft)
Office/Canteen/Boardroom/Bothy	164 sq m (1762 sqft)
Stores/Workshop	26 sq m (279 sq ft)
Chills	258 sq m (2771 sq ft)
Plant	48 sq m (516 sq ft)
<b>Total</b>	<b>1,653 sq m (17,778) sqft</b>

External:-

Yard 694 sq m

## External

There is an area of concrete surfaced car park and circulation space extending to 694 square metres mainly to the front of the property. This area is enclosed by a concrete block harled wall.

## Services

The subjects are connected to mains electricity, water and drainage services.

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

## Rating Information

It is understood that the current rateable value is £51,000. (currently under appeal)

## Lease Terms

To be agreed.

## Rent

On application.

## VAT

The rent quoted is exclusive of VAT.

## Legal Costs

In accordance with normal practice, the ingoing tenant will be responsible for all legal costs arising from the transaction including stamp duty and registration.

## Date of Entry

On purification of Missives.

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form any part of any contract.

## Viewing Arrangements

Mary Hutcheson, Estates Surveyor, Property Service, 52 Broad Street, Peterhead. AB42 1BX. Tel: 01779 483710, Fax: 01779 483291.

E-mail: [mary.hutcheson@aberdeenshire.gov.uk](mailto:mary.hutcheson@aberdeenshire.gov.uk)

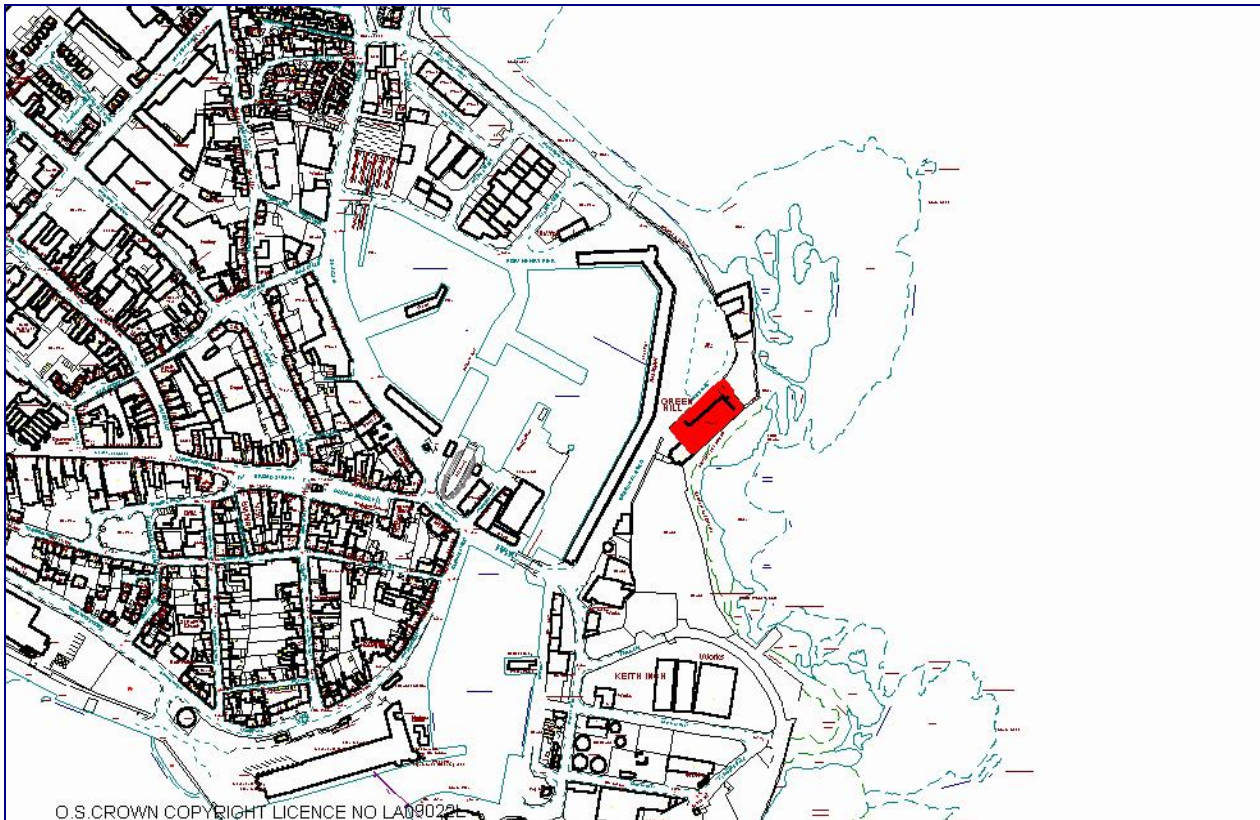
## Offers

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, either in writing or by telephoning Aberdeen (01224 664255).

All persons who have requested that their interest in the property be noted will be sent details of the closing date once it has been set together with details of the Council's tender procedures that must be strictly adhered to. Offers to purchase must state the price and must be formal probative offers in accordance with Scottish Legal Practice and must be submitted in the official tender envelope provided. Offers submitted otherwise that in accordance with this requirement will not be considered.

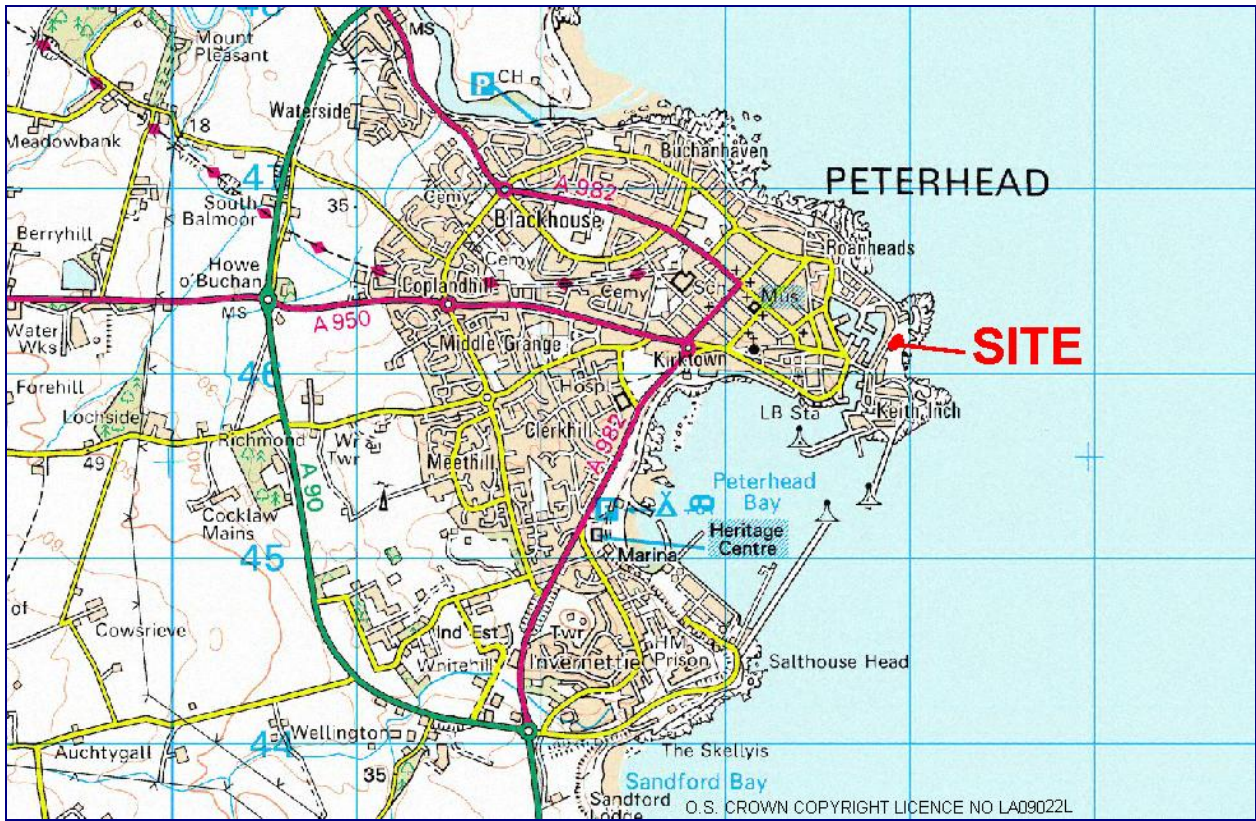
The Council is not bound to accept the highest or any offer.

## Site Plan



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# Location Plan



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