



Terraced Industrial Unit
UNIT 7, DALES IND ESTATE
Peterhead, AB42 3JF

- Workshop unit on established industrial Estate
- Suitable for a variety of business uses including light industry, general industrial, storage or distribution

Rent £8,750 per annum

FOR LEASE

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

UNIT 7 DALES IND ESTATE

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Location:

The unit is located within Dales Industrial Estate to the south of Peterhead town centre and maybe 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 to the south and Fraserburgh to the north

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 with gated vehicular access. Vehicular access to the unit is via a metal roller shutter door to the front with separate pedestrian access. There is space for car parking on the forecourt at the front as well as within the communal car park.

Welfare facilities include a WC & WHB.

Accommodation:

The accommodation comprises:

Workshop: 127m² (1367 ft²)

Office: 13.5m² (145 ft²)

Compound: 206 m²

The foregoing measurements have been calculated in accordance with the RICS Code of measuring practice (6th edition).

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Energy Performance Certificate (EPC):

EPC Band B

Services:

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

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

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: 01467 539819

Email: planning@aberdeenshire.gov.uk

Business Rates Information:

The premises are currently entered in the Valuation Roll with a Rateable Value of £7,100 effective from 1 April 2023. The incoming Tenant will be responsible for business rates but may qualify for partial relief

through the Small Business Bonus Scheme. Further information is available via the Council's website: : <https://www.aberdeenshire.gov.uk/business/businessrates/> Interested parties should seek advice or make their own enquiries with our Business Rates Team on business.rates@aberdeenshire.gov.uk

Rent:

£8,750 per annum plus VAT

VAT:

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

Lease Terms:

Aberdeenshire Council is seeking to lease the property on a six-year full repairing and ensuring basis, incorporating a rent review after the third year. There will be options for the tenant to terminate at the end of the 1st, 2nd and 3rd years, subject to a penalty payment of 15% of the annual rent and at least four months' prior written notice. Consideration may be given to alternative lease terms.

Legal Costs:

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses as well as any applicable LBTT and registrations dues.

Viewing Arrangements:

To arrange a viewing please contact:

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Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing arrangements:

To view the property or for further information please contact:

Estates Admin

Tel: 01467 469261

Email: estates@aberdeenshire.gov.uk

Offers:

Any persons who wish to submit an offer to lease the property should note their interest with the:

Estates Section, Aberdeenshire Council, Woodhill House, Westburn Road, AB16 5GB

Tel: 01467 536116

In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

Offers to lease must state the price and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

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Site Plan:



Location Plan:



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.

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