

**TO LET**

## Industrial Unit

Harbour Location

Gross internal area:  
1,028.10 sqm (11,066 sqft)

Yard – 805 sqm (8,665 sqft)

Rental: £30,000 pa



FIND ON GOOGLE MAPS

**WAREHOUSE, GREENHILL ROAD, PETERHEAD, AB42 1EN**

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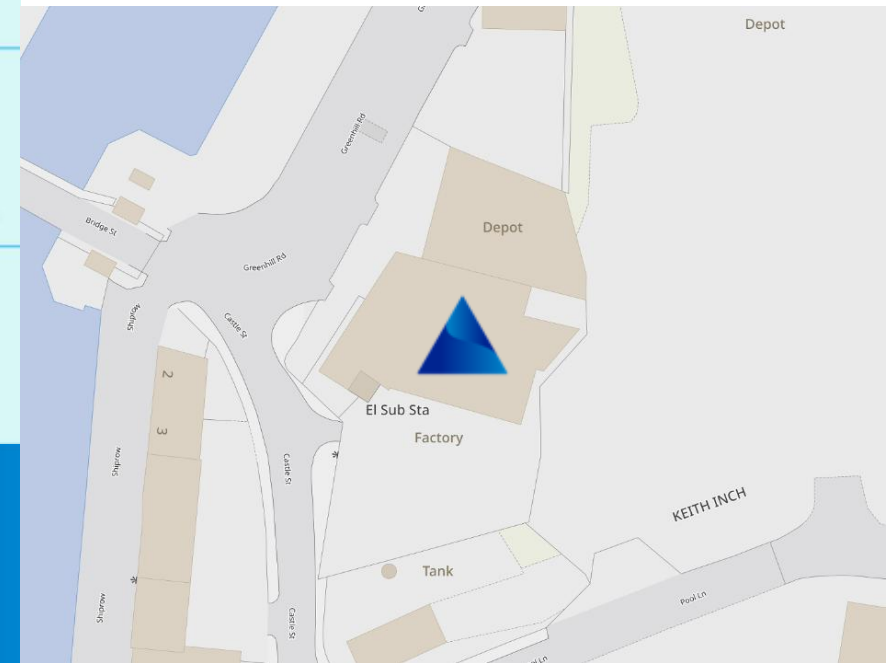
# Location

WAREHOUSE, GREENHILL ROAD, PETERHEAD,  
AB42 1EN



The premises occupy a prominent location at the corner of Greenhill Road and Castle Street directly opposite Bridge Street within the Peterhead Harbour area.

Peterhead lies on the North East Coast approximately 32 miles north of Aberdeen City Centre with the main industrial being fishing and maritime along with supporting the offshore energy sector.



Industrial unit located adjacent to Peterhead Harbour



# Description

WAREHOUSE, GREENHILL ROAD, PETERHEAD,  
AB42 1EN



**The subjects comprise of a traditionally built workshop/warehouse building to the front of the site with a more modern steel portal frame building at the rear.**

The front section is of a stonework construction with a pitched and slate roof over and is of a two storey height. Internally there is an open plan workshop and ground floor with a fixed stair leading to a first floor storage area.

Attached to the south of the original building is a single storey building which is currently utilised as a retail unit and is of a blockwork construction with a flat roof over.

A link building has been constructed between the originally building and the modern workshop with block walls and a flat roof over and a further single storey building is accessed via this area which is of a similar construction but with a pitched roof.

The modern warehouse located to the rear is of a steel portal frame design with a pitched roof over which has been clad and incorporates translucent roof panels. There is an eaves height of 3M with a roller shutter door measuring 4.2M wide by 4.1M high.

Toilet facilities along with a kitchen and office area can be found within the unit.





## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Modern Warehouse	528.73	5,691
Original Building GF	108.07	1,163
Original Building FF	108.07	1,163
Link Building GF	141.57	1,524
Stores	109.14	1,175
Retail Unit	32.54	350
<b>TOTAL</b>	<b>1028.10</b>	<b>11,066</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## Rent

£30,000 per annum is sought.

As is standard practice the rental will be payable quarterly in advance.

## Lease Terms

Our clients are seeking to lease the premises for a negotiable period with any medium to long term lease durations subject to upward only rent review provisions.

## Rateable Value

The subjects are currently entered in the valuation roll at a Rateable Value of £28,000.

An incoming occupier would have the opportunity to appeal the Rateable Value.

## Energy Performance Certificate

Available upon request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Get in Touch

For further information or viewing arrangements please contact the joint agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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