



B
BALMOOR
TRADE PARK

**ELEVEN INDUSTRIAL UNITS RANGING FROM
93 SQ.M /1000 SQ.FT - 188 SQ.M/2000 SQ.FT**

BALMOOR TRADE PARK, GRANGE ROAD, PETERHEAD

LOCATION

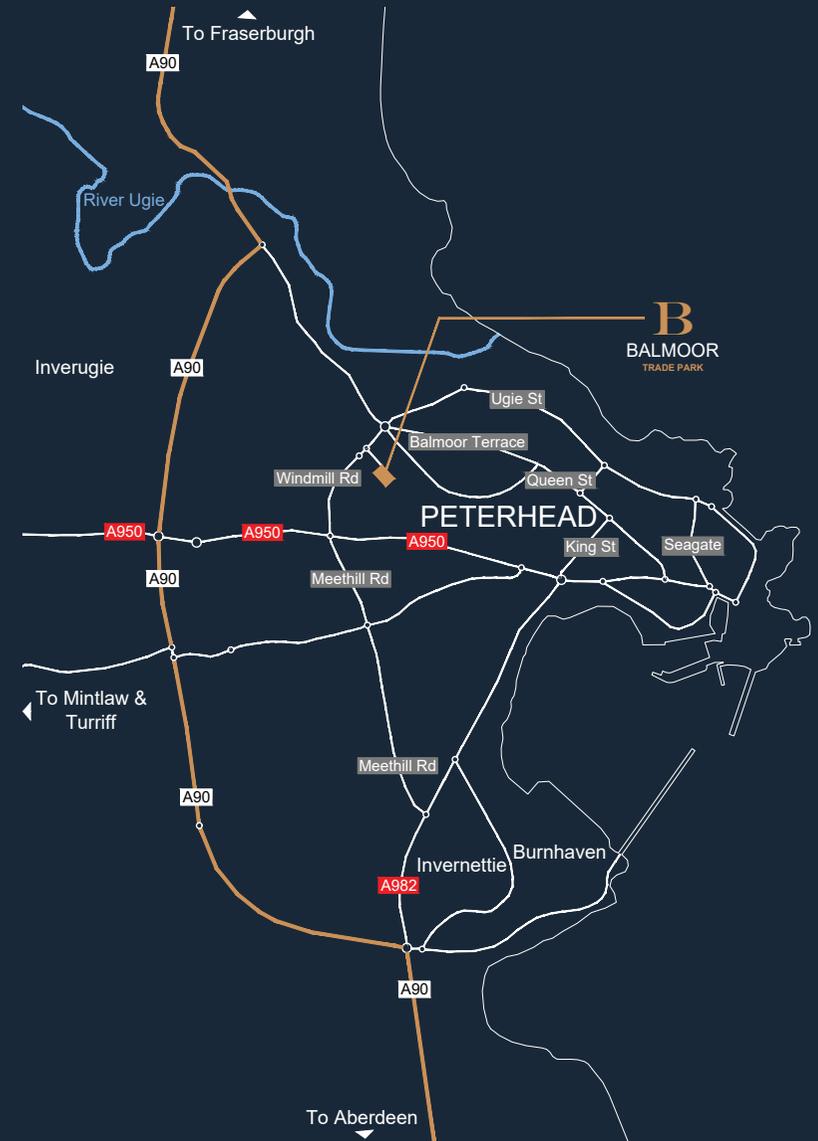
The development is located in Balmoor Industrial Estate, which lies a short distance to the west of Peterhead town centre and benefits from excellent accessibility to Peterhead Harbour and the towns road network.

DESCRIPTION

The development comprises a number of new build industrial units that will provide high quality industrial accommodation, with planning consent for Classes 4, 5 & 6.

Each unit will be accessed from a shared surfaced yard but will include designated car parking.

UNITS 1 - 11, BALMOOR TRADE PARK GRANGE ROAD, PETERHEAD





SURROUNDING OCCUPIERS AND AMENITIES

1. Peterhead Box Co. Ltd.

2. Lidl

3. Home Bargains

4. Halfords

5. Peterhead Fire Station

6. Survitec Group

7. Robert Mackie Funeral Director

8. Adams Apple

9. North East Special Coatings

10. Keycraft UK

11. Grampian Lifting Services

12. Howdens

13. Neil Daniel Autobody

14. GMR Seafoods

15. Waves Radio

16. Jackson Trawlis

17. Travis Perkins

18. Caley

19. Buchan Power Tools

20. Campbells Garage

21. Jackson Offshore Supplies

22. Cromwell Tools

23. Wolseley

24. Gillanders Motors

25. George S. Forman Ltd.

26. Peterhead F.C.

27. Stagecoach Buses

28. Holland House Electrical

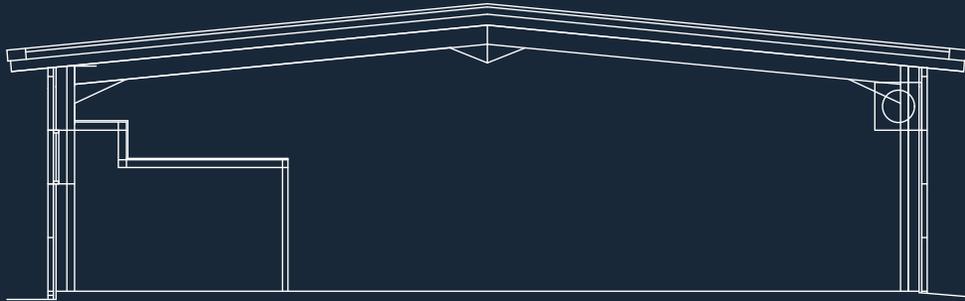




UNIT 1

Single industrial unit.

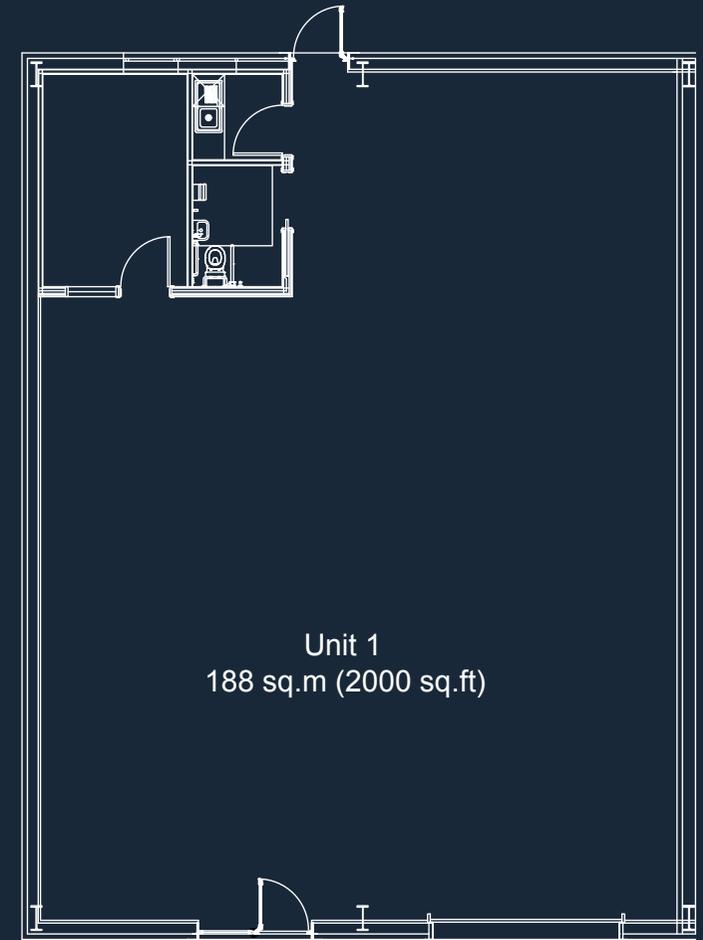
UNIT 1: 188 sq.m (2000 sq.ft)



SECTION

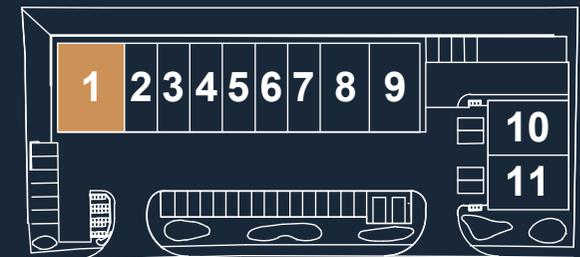
SPECIFICATION:

- Self contained industrial units.
- High performance insulated cladding.
- Electrically operated roller shutter doors, 3.5M wide x 3.0M high.
- Eaves height of 4.2M.
- Provision of single toilet and office facilities.



Unit 1
188 sq.m (2000 sq.ft)

FLOOR PLAN



KEY PLAN

UNITS 2 - 7

6 Industrial units available as a whole, combination or individually.

UNIT 2: 93 sq.m (1000 sq.ft)

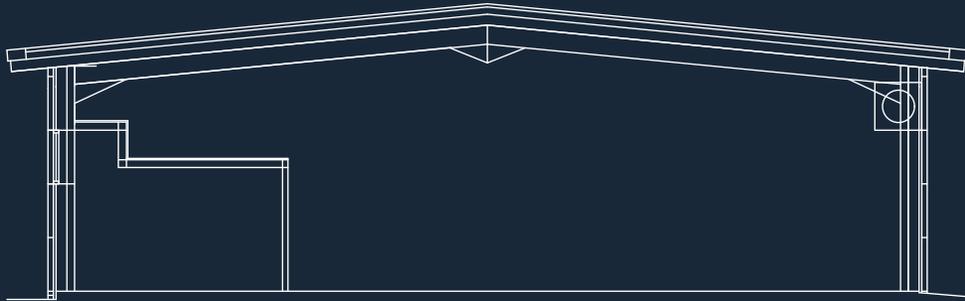
UNIT 3: 93 sq.m (1000 sq.ft)

UNIT 4: 93 sq.m (1000 sq.ft)

UNIT 5: 93 sq.m (1000 sq.ft)

UNIT 6: 93 sq.m (1000 sq.ft)

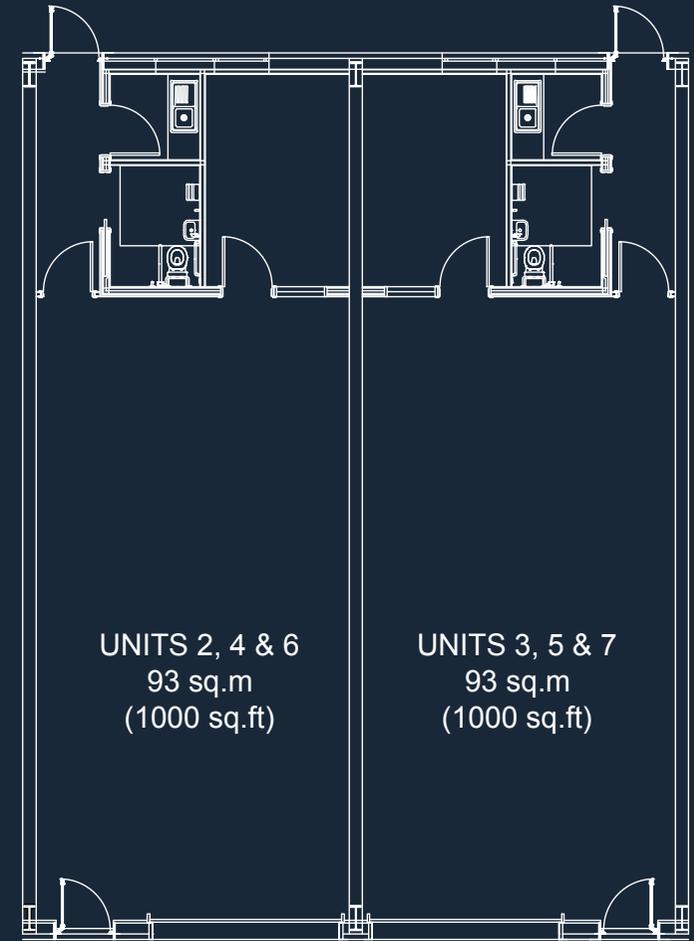
UNIT 7: 93 sq.m (1000 sq.ft)



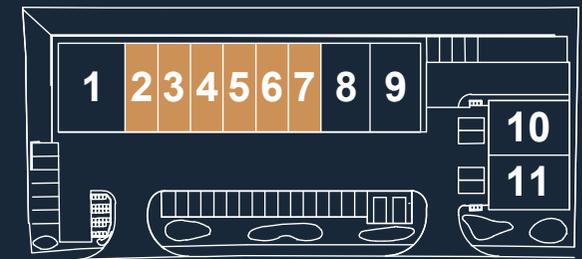
SECTION

SPECIFICATION:

- Self contained industrial units.
- High performance insulated cladding.
- Electrically operated roller shutter doors, 3.5M wide x 3.0M high.
- Eaves height of 4.2M.
- Provision of single toilet and office facilities.



FLOOR PLAN



Grange Road

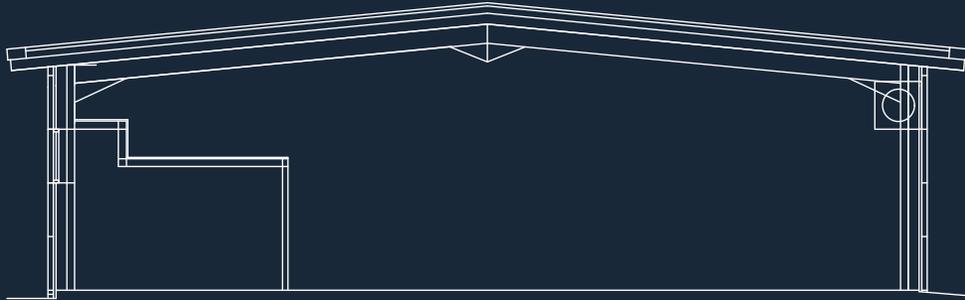
KEY PLAN

UNITS 8 & 9

2 Industrial units available as a whole or individually.

UNIT 8: 140 sq.m (1500 sq.ft)

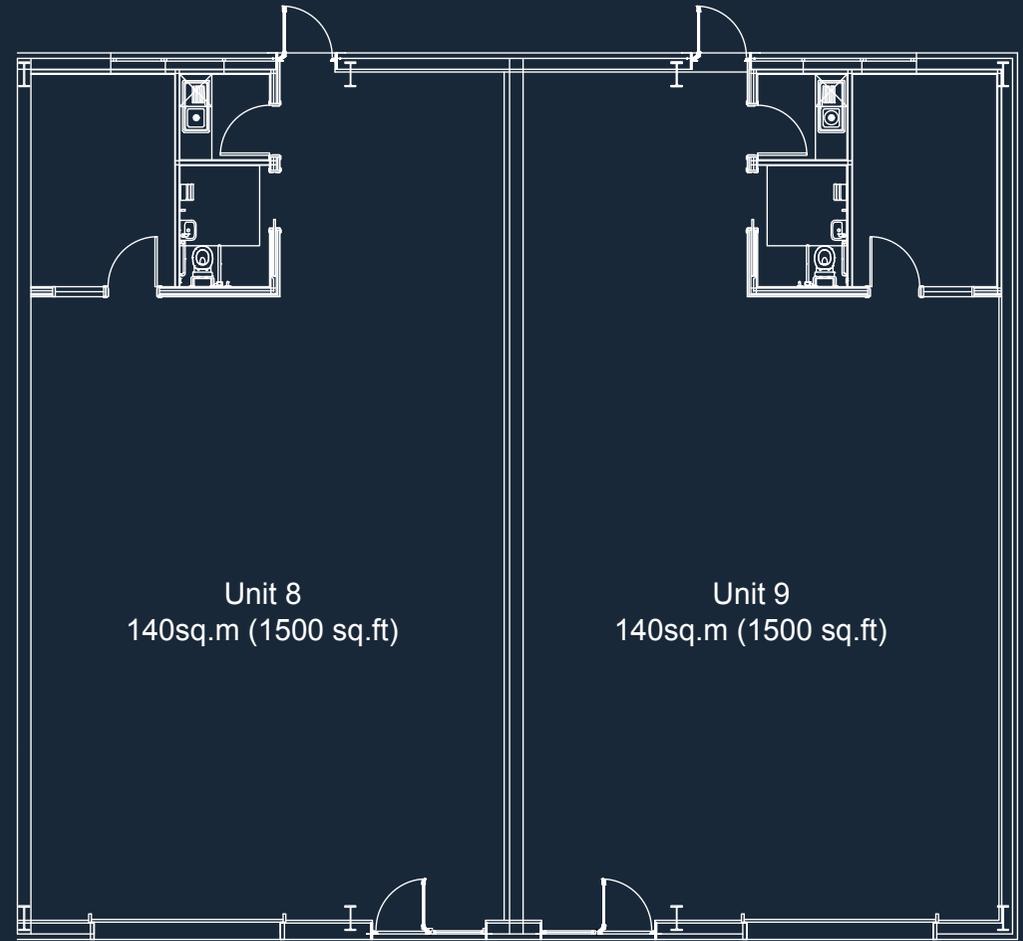
UNIT 9: 140 sq.m (1500 sq.ft)



SECTION

SPECIFICATION:

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- High performance insulated cladding.
- Electrically operated roller shutter doors, 3.5M wide x 3.0M high.
- Eaves height of 4.2M.
- Provision of single toilet and office facilities.



FLOOR PLAN



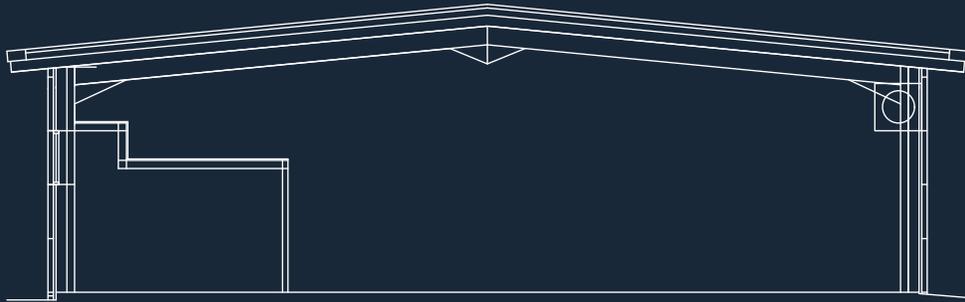
KEY PLAN

UNITS 10 & 11

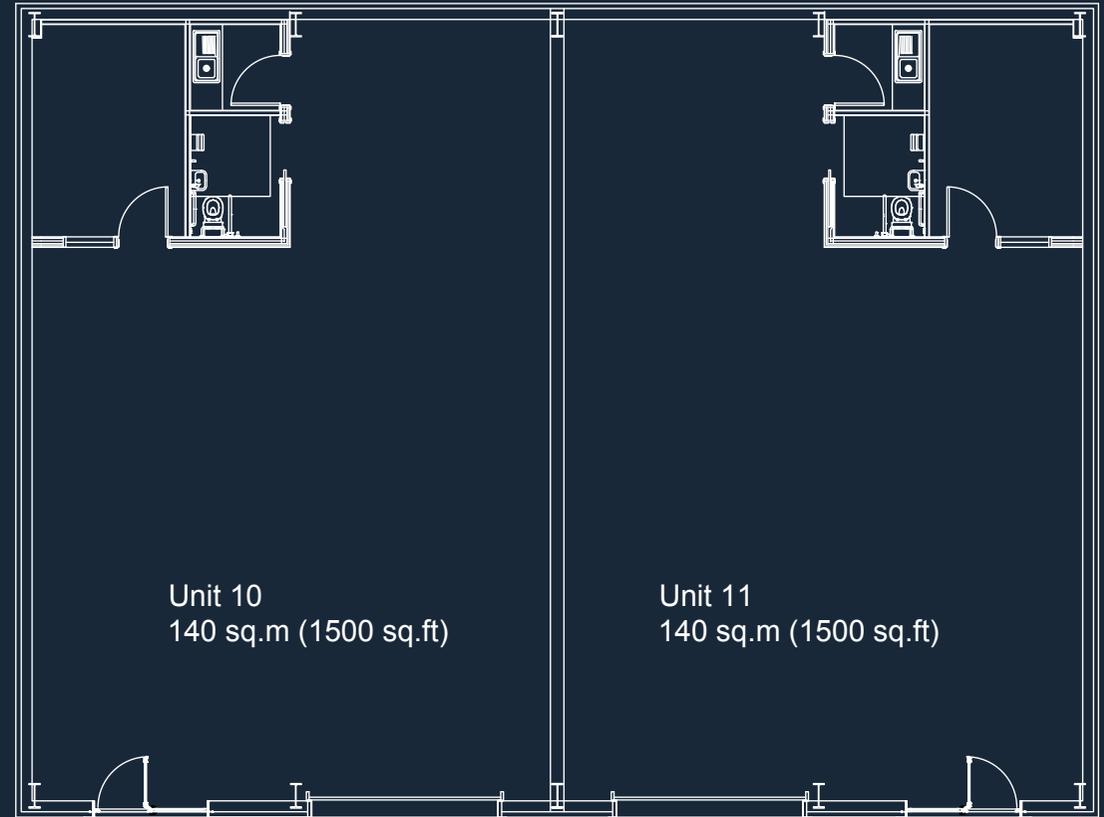
2 Industrial units available as a whole or individually.

UNIT 10: 140 sq.m (1500 sq.ft)

UNIT 11: 140 sq.m (1500 sq.ft)



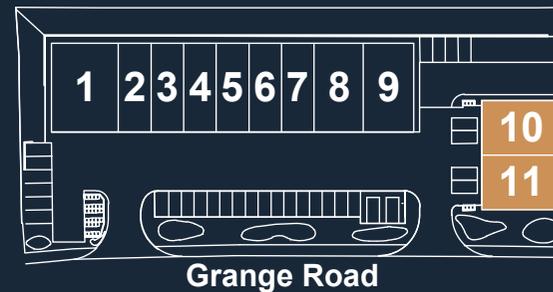
SECTION



FLOOR PLAN

SPECIFICATION:

- Self contained industrial units.
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Grange Road

KEY PLAN

LEASE TERMS:

The accommodation is available to let on full repairing and insuring terms. Any medium-long term lease will provide for periodic rent reviews.

RENTAL

Unit 1	£16,000 per annum
Units 2-7	£8,000 per annum
Units 8-11	£12,000 per annum

LEGAL COSTS

Each party will bear their own costs in relation to the transaction. The tenant will be responsible for the payment of any LBTT and registration dues.

ENTRY

Full planning consent and building warrant approval is in place that would allow construction works to commence shortly after terms have been agreed on a new lease.

Misrepresentation Act. The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, any negligence or otherwise for any loss arising from the use of these particulars is hereby excluded.

ENERGY PERFORMANCE CERTIFICATE

It is anticipated that upon completion the EPC rating will be 'TBC'. A copy of the EPC's and recommendation reports can be provided upon request.

VAT

All prices quoted in this schedule are exclusive of VAT.

RATING ASSESSMENT

The units will require to be assessed for non domestic rates following their completion.

SERVICE CHARGE

A proportionate service charge will be payable for the upkeep and maintenance of the common parts of the development.

OFFERS / VIEWINGS



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