



# INDUSTRIAL YARD

## TO LET

BALMOOR INDUSTRIAL ESTATE,  
GRANGE ROAD, PETERHEAD,  
AB42 1WN

- ✓ POPULAR INDUSTRIAL LOCATION
- ✓ HARDCORE SURFACED YARD
- ✓ SUITABLE FOR A VARIETY OF STORAGE PURPOSES
- ✓ 0.43 HECTARES (1.08 ACRES)
- ✓ OFFERS IN THE REGION OF £25,000 PER ANNUM

**DM HALL**  
CHARTERED SURVEYORS



Commercial Department  
4-5 Union Terrace, Aberdeen, AB10 1NJ  
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## LOCATION

The site 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.

The area is characterised by a diverse range of commercial occupiers, including Lidl, Home Bargains, Halfords and Survitec Group.

## DESCRIPTION

The site is currently being levelled and surfaced and will provide industrial storage accommodation on completion.

## LEASE TERMS

Our client is seeking to lease the site on full repairing and insuring terms for a period to be agreed.

## RATING ASSESSMENT

The property is yet to be assessed.

The Uniform Business Rate for the year 2021/2022 is 49p in the £. Water and waste water rates are also payable.

## RENT

We are seeking offers of £25,000 per annum

## VAT

All prices quoted in this schedule are exclusive of VAT.

## ENTRY

On conclusion of missives.

## LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.

## OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

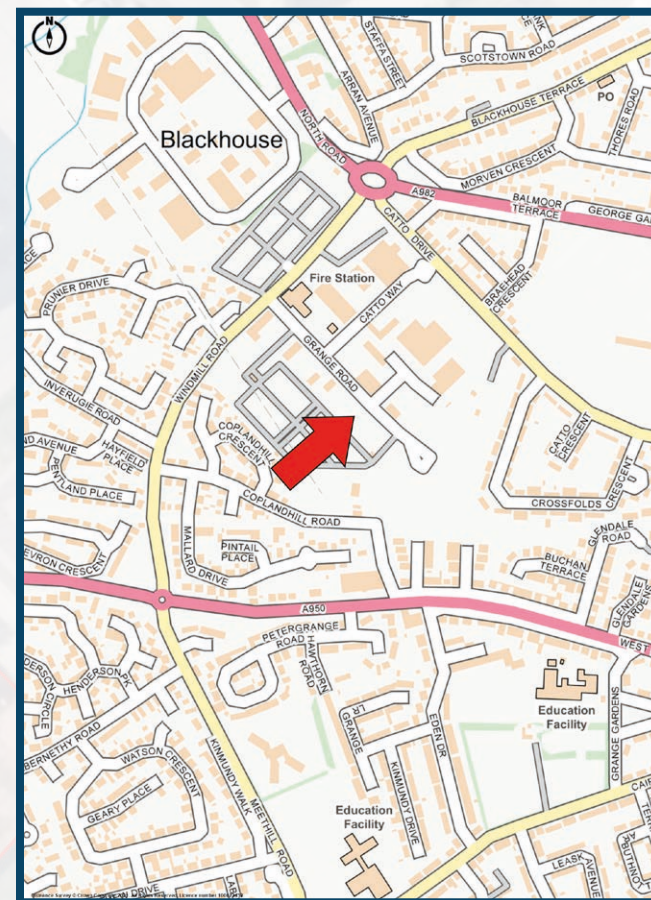
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