

ON THE INSTRUCTIONS OF



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# TO LET DEVELOPMENT OPPORTUNITY SERVICED SITE

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Tel: 01224 588866 Fax: 01224 589669



**BALMOOR INDUSTRIAL ESTATE  
PETERHEAD  
AB43 9TA**

Viewing is strictly by arrangement with the sole letting agent.

**Site Area:**  
From 0.17 Hectares (0.42 Acres) up to 0.42 Hectares (0.62 Acres)

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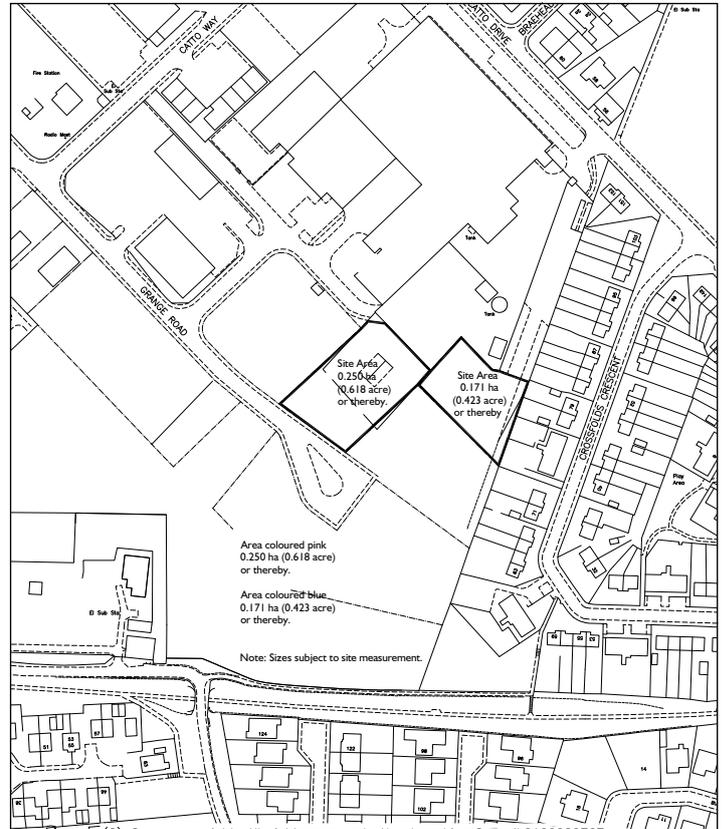
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**Site Area:**

The site extends to approximately 0.42 Hectares (1.04 Acres) in total or two separate sites of 0.250 Hectares (0.618 Acre) and 0.171 Hectare (0.423 Acre) respectively. Can you outline the plans pink and blue as referred to on the plan..



**Location:**

The subjects are located within the popular Balmoor Industrial Estate, west of Peterhead town centre. Peterhead is located on the Buchan coast some 32 miles north of Aberdeen. The A90 allows for easy access to Aberdeen and Fraserburgh in the north. Peterhead is a vibrant town with a population in the region of 18,000. Fishing is an integral part of the local economy, however, the town's economic base is diverse. The oil and gas industry has become a major employer in the town and Peterhead Harbour is used to service supply installation in the North Sea. The town is to play a key role in Scottish Enterprise's Energetica project.

**Description:**

The sites are available in size from approximately 0.17 Hectares (0.42 Acres) up to 0.42 Hectares (1.04 Acres) and offer the opportunity for industrial development or general storage. The area is reasonably level.

**Services:**

Services are believed to be adjacent to the sites, however prospective occupiers should check the availability and capacity of services with the relevant suppliers. Any occupier will be responsible for a payment of an annual service charge for the upkeep and maintenance of any common parts of the business park.

**Planning:**

It is considered that the sites are suitable for uses falling within Class 4,5 & 6 of the Use Classes (Scotland) Order 1997 although prospective occupiers should discuss their development proposals with the relevant planning officer who can be contacted by telephoning 01779 477363 or email: bu.planapps@aberdeenshire.gov.uk

Any interested parties should make enquires on planning matters to Aberdeenshire Council.

**Lease Terms:**

The subjects are offered on a 175 year lease term subject to a grassum payment in lieu of an annual market rent.

**Viewings:**

Any parties looking to view, note an interest or offer for the site should do so in the first instance via the sole letting agent.

**VAT:**

The land is opted to tax.

**Legal Costs:**

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any LBTT and registration dues where applicable.

**Further Information:**

For further information, please contact:

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