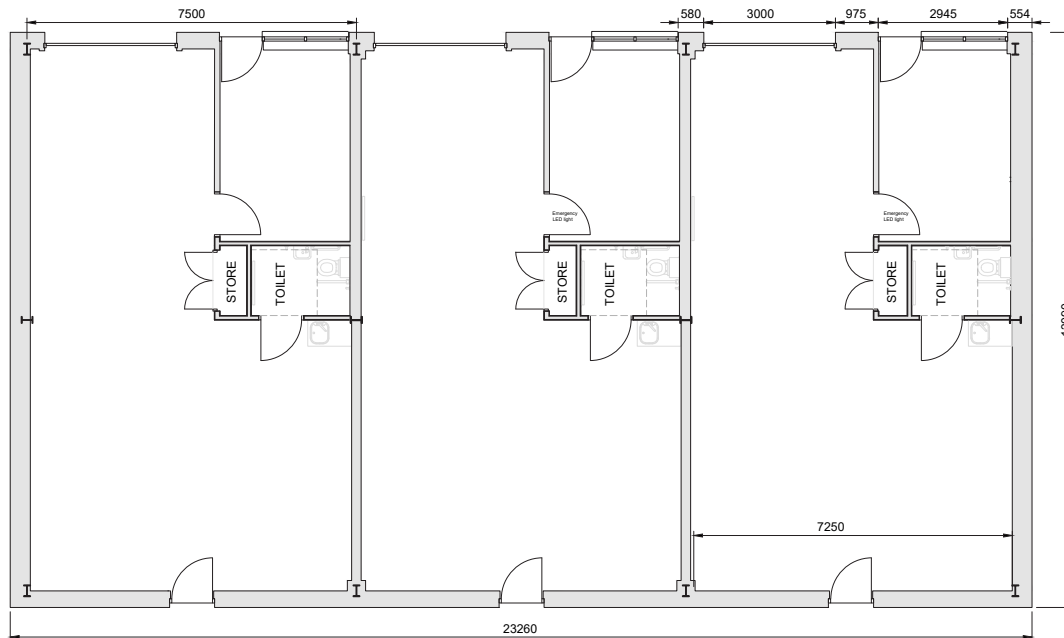


TO LET
NEW BUILD INDUSTRIAL UNITS



Buchan Braes Business Park, Station Avenue,
Boddam, Peterhead, AB42 3AR



To arrange a viewing please contact:



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Surveyor
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Euan Rolland
Graduate Surveyor
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LOCATION

The subjects are situated in Buchan Braes Business Park on a prominent position on Station Avenue and less than 250 metres from the A90 via Station Road (B9108).

Boddam is a small commuter village situated 3 miles south of Peterhead and benefits from access directly off the A96 trunk road therefore providing excellent trunk road connectivity to Peterhead and Aberdeen.

Surrounding occupiers include the Buchan Braes Hotel, Loopty Lou's Soft Play Centre and Infinity Gym, Happitots Nursery, M&K Motors and Thistle Seafoods.

DESCRIPTION

The subjects will comprise a terrace of three new build industrial distribution units. The terrace will have dark grey metal profile insulated clad roofs and curtain walling proprietary flashings. Each unit will have the following specification:

- Aluminium framed double glazed windows and doors
- Electric roller shutter door
- LED lighting
- Electric heating in offices
- Internal eaves height of approx. 5 metres

- Single office room, toilet, store cupboard and tea preparation area.
- Mezzanine Storage deck above offices
- Two dedicated car parking spaces to the front.
- Shared loading bay and visitor spaces to the rear.

ACCOMMODATION

The accommodation is provided on a Gross Internal Area (GIA) basis:

	Sq. m	Sq. ft
Unit A	89.7	966
Unit B	89.3	961
Unit C	89.7	966

RATING ASSESSMENT

The units will require to be assessed upon completion. An estimate can be provided.

We envisage the units being eligible for Small Business Bonus Scheme rates relief, subject to the occupier satisfying certain criteria.

LEASE TERMS

The units are offered on new full repairing and insuring leases.

SERVICE CHARGE

A small service charge will be payable for the common areas. An estimate can be provided.

RENT

£13,000 per annum, per unit Exc.

VAT

All figures quoted are exclusive of Value Added Tax.

EPC

The units will require to be assessed for an EPC at completion.

ENTRY

Q2 2024

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

OFFERS & VIEWING

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

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: September 2023