

DM HALL

To Let /
May Sell

**INDUSTRIAL
PREMISES**

Site 5, Thunderton
Industrial Estate,
Peterhead, AB42 3EB

857.52 SQM
(9,230 SQ FT)



Property Details


- New-build industrial premises with secure surfaced yard
- Established industrial location approximately 5 miles west of Peterhead
- Available for immediate occupation upon practical completion
- Rent: £70,000 per annum
- Price: Offers are invited for our clients heritable interest

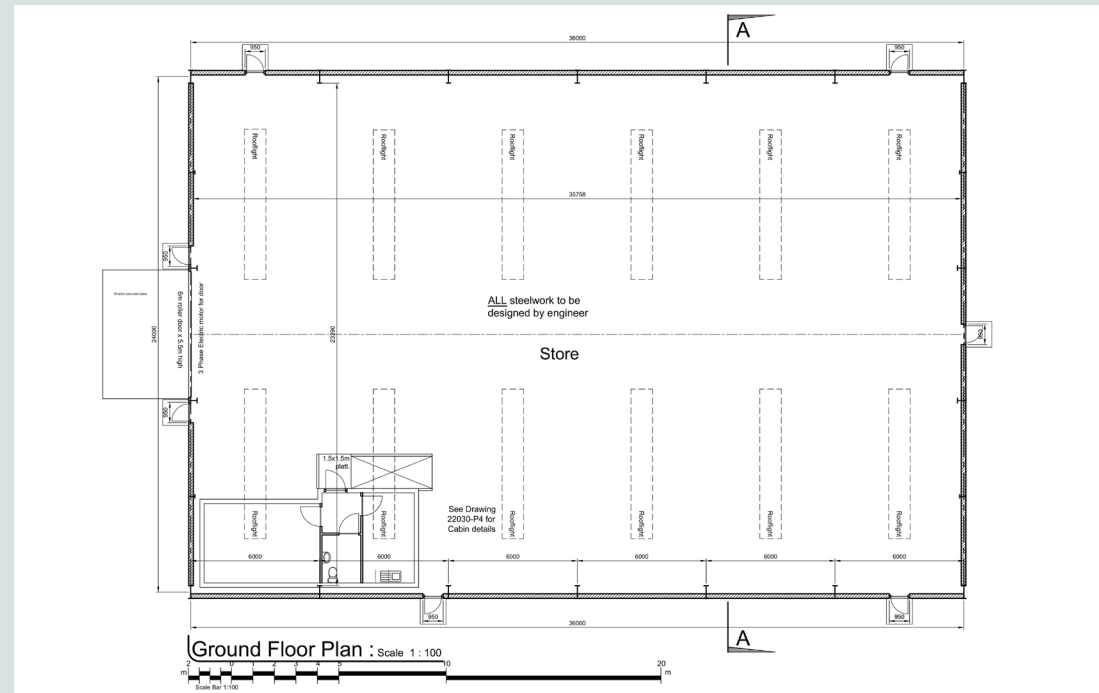
LOCATION

The property is located within Thunderton Industrial Estate, approximately 5 miles west of Peterhead and approximately 30 miles north of Aberdeen.

The estate occupies a strategic position within the north-east industrial market and benefits from direct connectivity to the A90 and wider trunk road network, providing efficient access to Aberdeen, Fraserburgh and the wider Aberdeenshire region.

Peterhead is recognised as one of the north-east's principal industrial and energy-related centres, supported by the presence of Port of Peterhead, associated energy infrastructure, and an established industrial occupier base.

 [Map Link](#)



Property Details

DESCRIPTION

The property comprises a newly constructed detached industrial premises of steel portal frame construction, externally clad in insulated profile metal sheeting beneath a pitched roof.

Internally, the accommodation provides predominantly open-plan workshop and warehouse space designed to accommodate a range of industrial, storage, and distribution uses.

The specification includes:

- Eaves height of approximately 5 metres
- Full-height insulated electric roller shutter vehicular access door
- Three-phase electricity supply
- Suspended LED lighting
- Mechanical ventilation / extraction system
- Modern insulated cladding and roof systems
- Secure surfaced yard extending to approximately 1.34 acres

The property has been developed to a modern specification and presents a rare opportunity to secure high-quality industrial accommodation within the Peterhead market, where the supply of modern detached industrial premises with extensive secure yard provision remains limited.

PLANNING / USE

Construction of the premises is due for completion shortly.

The property benefits from planning consent for use within Class 6 (Storage and distribution) and associated yard of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended).

Alternative uses may be considered, subject to obtaining all necessary local authority consents.



ACCOMMODATION

Measured on a Gross Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Workshop 857.52 sqm (9,230 sq ft)

SERVICES

The property is served with mains electricity and water with drainage being to the main public sewer.

ENERGY PERFORMANCE

The property's Energy Performance Certificate is currently being prepared.

Further information will be made available upon request.

NON-DOMESTIC RATES

The property remains under construction and, as such, has not yet been assessed for Non-Domestic Rating purposes.

Interested parties are advised to make their own enquiries with the local Assessor and/or Local Authority regarding the anticipated Rateable Value and associated rates liability

RENT

The premises are available on Full Repairing and Insuring lease terms; £70,000 per annum.

PRICE

Offers are invited for our client's heritable interest in the premises.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

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

In the normal manner, any ingoing Tenant or Purchaser will be responsible for any applicable Land and Buildings Transaction Tax, registration dues and VAT thereon.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to undertake due diligence checks on all prospective Tenants and Purchasers.

Upon acceptance of an offer, the prospective Tenant(s) or Purchaser(s) will be required to provide, as a minimum, proof of identity, proof of address and satisfactory evidence of source of funds before the transaction can proceed.

Make an enquiry

Stuart.Johnston@dmhall.co.uk

Melissa.Morrice@dmhall.co.uk

DM Hall Commercial Department

4-5 Union Terrace
Aberdeen AB10 1NJ

01224 594 172

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