

# DM HALL

To Let

AVAILABLE  
TO PRE LET



**Class 4, 5 & 6 —  
Business, General  
Industry, Storage  
Or Distribution**

**Balmoor Trade  
Park, Grange Road,  
Peterhead**

**93 SQM  
(1,000 SQ FT) -  
1,300 SQM  
(14,000 SQ FT)**



# Property Details

## LOCATION

The proposed development is located within Balmoor Industrial Estate, a short distance from Peterhead town centre. The estate benefits from excellent access to the harbour as well as strong road connections to the wider region.

Click on the map icon to see the properties' exact location on Google Maps.



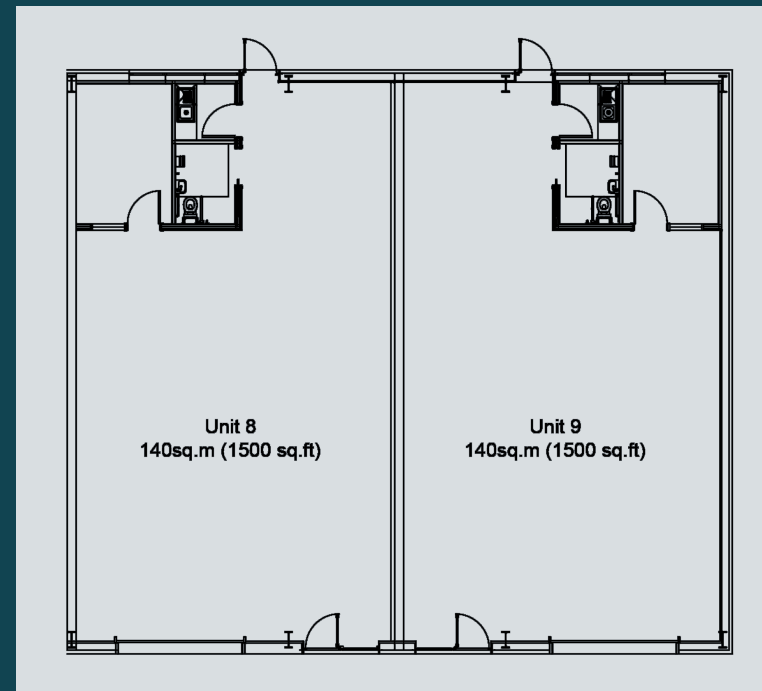
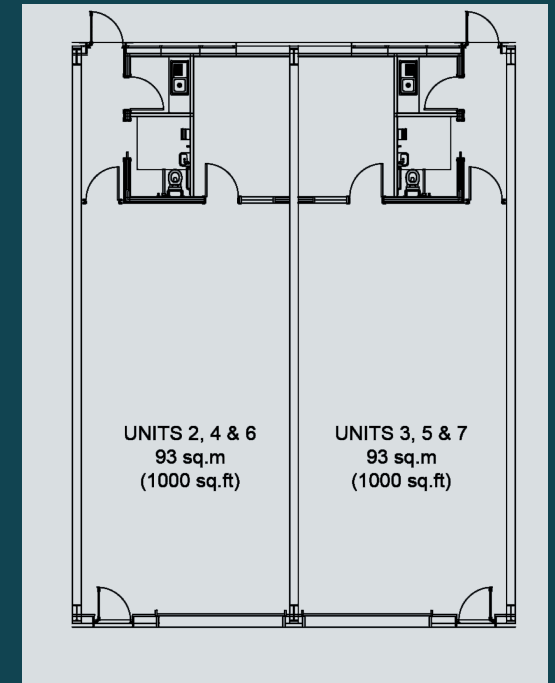
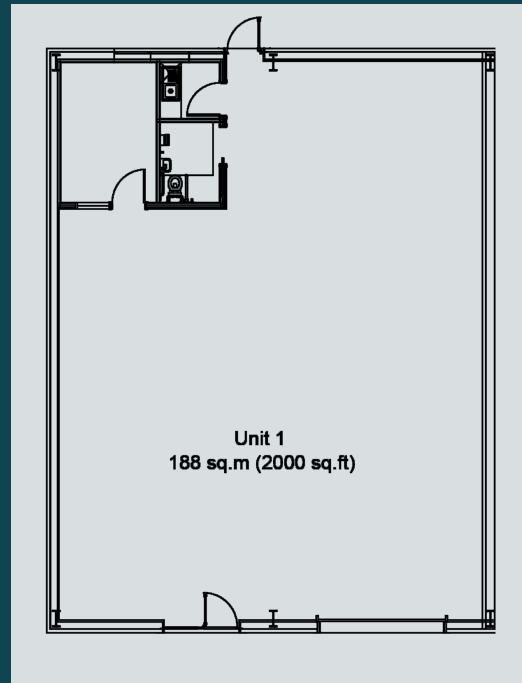
Google Maps Link:

<https://maps.app.goo.gl/uwZgrJnJeA5oZVMD8>

## DESCRIPTION

Balmoor Trade Park will comprise two new-build terraces providing high quality industrial accommodation with planning consent for Classes 4, 5 & 6 (Business, General Industrial and Storage/Distribution uses).

Floorplates can be tailored to the occupiers requirements, with units available from 93 sqm (1,000 sq ft) up to 1,300 sq ft (14,000 sq ft) on a gross internal basis. Outline plans included within this brochure show a proposed selection of units at 93 sqm (1,000 sq ft), 140 sqm (1,500 sq ft) and 188 sqm (2,000 sq ft).



# Property Details

Specification includes:

- Self-contained industrial units
- High performance insulated cladding
- Electricity operated roller shutter door (3.5m wide by 3.0m high)
- Eaves height of 4.2m
- Private WC and staff welfare facilities

Development works will commence upon agreement of a pre-let.

## SERVICES

The proposed development is served with mains electricity, gas and water with drainage being to the main public sewer.

## ENERGY PERFORMANCE

Further information is available on request.

## NON-DOMESTIC RATES

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

## RENT

Upon application

## SERVICE CHARGE

A service charge will be payable to cover the cost of the maintenance, upkeep and repair of the common parts of the building and development.

Further information is available on request.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## COSTS

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

## ENTRY

Following the agreement of a pre-let and the completion of all construction works.

## ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Tenant(s)/ Purchaser(s). Once an offer has been accepted, the prospective Tenant(s)/ Purchaser(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase 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

**DM HALL**



Regulated by  
**RICS**

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors