

OFFICE PREMISES

- > OPEN PLAN FLOOR PLATES
- > TOTAL AREA – 1,209.95 SQM (13,022 SQFT)
- > CAR PARKING TO REAR FOR 10 VEHICLES

TO LET/FOR SALE

KEITH HOUSE, 4 SEAGATE, PETERHEAD, AB42 1FP

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LOCATION

The subjects are located within Peterhead which stands around 33 miles north of Aberdeen and represents one of Aberdeenshire's principle service and employment centre. The town has a varied economic base with major employment opportunities being fishing, onshore support for the oil industry, manufacturing, food processing and the service industry. There is a wide range of services available within the town centre including five primary schools, a secondary school, sports and community centre, a purpose built theatre and swimming pool as well as a library and museum. The subjects themselves are located within the Harbour are located to the east of the main town centre.

DESCRIPTION

The subjects comprise of a substantial office building which is partly three storey and partly four storey in height and is of steel frame construction with brick walls to the front elevation with the remaining walls being harled. The roof over is of flat design with the premises benefiting from good levels of natural light via extensive glazing to the front and rear.

Internally, the subjects provide open plan office accommodation over various floors accessed by an internal staircase and passenger lift. The walls have been finished with plaster, the floors are of solid concrete design and are carpeted, with the ceiling being of suspended acoustic tile design. The property benefits from a gas fired central heating system with artificial lighting being provided by a mixture of recessed Category 2 light fittings and recessed spotlighting.

CAR PARKING

The premises benefit from a tarmac surfaced car park to the rear which accommodates approximately 10 vehicles.

SUB-DIVISION

The accommodation can be split to suit occupiers needs, further details upon request.

RATEABLE VALUE

The subjects are entered into the Valuation Roll under various entries and will require to be reassessed upon entry.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

LEASE TERMS & RENTAL

The subjects are available on a new lease of negotiable duration. Further details are available upon request.

PRICE

Alternatively our client will consider a sale of the premises with a price available upon application.

SERVICE CHARGE

There shall be a service charge for the upkeep and maintenance of the common areas of the building.

ENTRY DATE

On conclusion of legal formalities.

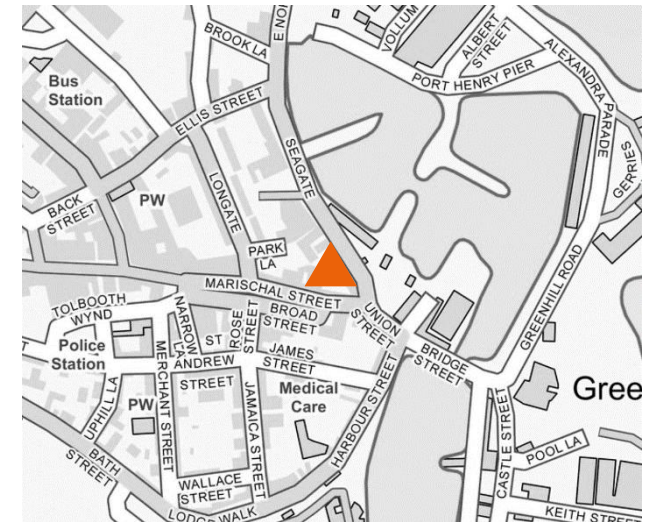
ACCOMMODATION

| ACCOMMODATION | SqM | SqFt |
|---------------|----------------|---------------|
| Ground Floor | 279.68 | 3,010 |
| First Floor | 333.19 | 3,586 |
| Second Floor | 327.09 | 3,520 |
| Third Floor | 269.99 | 2,906 |
| TOTAL | 1209.95 | 13,022 |

The above mentioned floor areas have been calculated on an IMPS 3 – Office basis in accordance with the RICS Property Measurement 1st Edition as prepared by the RICS.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
Mark McQueen. Mark.mcqueen@shepherd.co.uk

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