



Eastfield

BLACKHILLS, PETERHEAD, AB42 3LB

**McEwan Fraser Legal**
Solicitors & Estate Agents

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Almost new, extensive former garage / workshop / depot with development potential, would make an ideal distribution centre.



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The Workshop

The subjects comprise of a single storey industrial building with extremely large yard. The building is a steel frame construction with multi pitched and corrugated roof which reaches a height off 6 metres, an ideal opportunity for anyone looking to use a class 7 HGV or someone requiring significant height.

The Building has been recently constructed and fully fitted Internally, the premises are arranged to provide a reception area, 4 private offices, a staffroom/kitchen, WC's, a parts store, a main garage and a workshop.

The subjects benefit from 3 phase power, two vehicular roller shutter doors, natural light provided by skylight roof windows supplemented by way of LED lighting, with fluorescent strip fitments in the kitchen. The workshop is insulated and underfloor heating is supplied to the workshop office, workshop wc and parts store via an Air Source Heat Pump.

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:- 496m²

Development Potential: The subjects are located in a prominent position close to the Town Centre Boundary and provide an extensive warehouse which may lend itself to a variety of alternative uses. Residential use may also be accepted subject to the appropriate consent.



The Offices

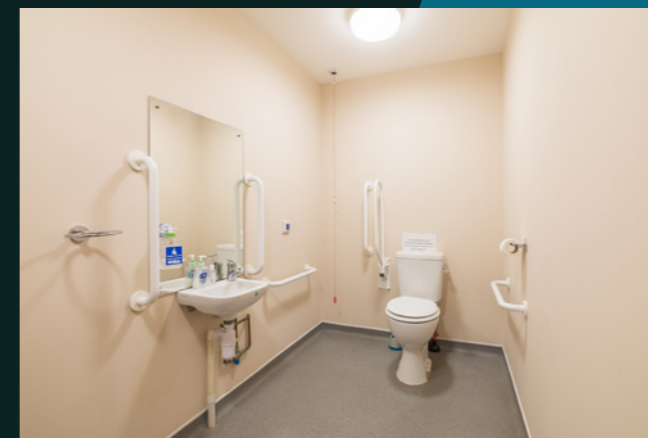


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The Kitchen & WC's

Key Features



PROMINENT POSITION 3 MILES FROM PETERHEAD

DEVELOPMENT POTENTIAL

EASY ACCESS TO AWPR (Aberdeen Western Peripheral Route)

FORMER TAXI DEPOT & CAR GARAGE, AMPLE HEIGHT FOR CLASS 7 HGV

LARGE YARD

OFFERS INVITED

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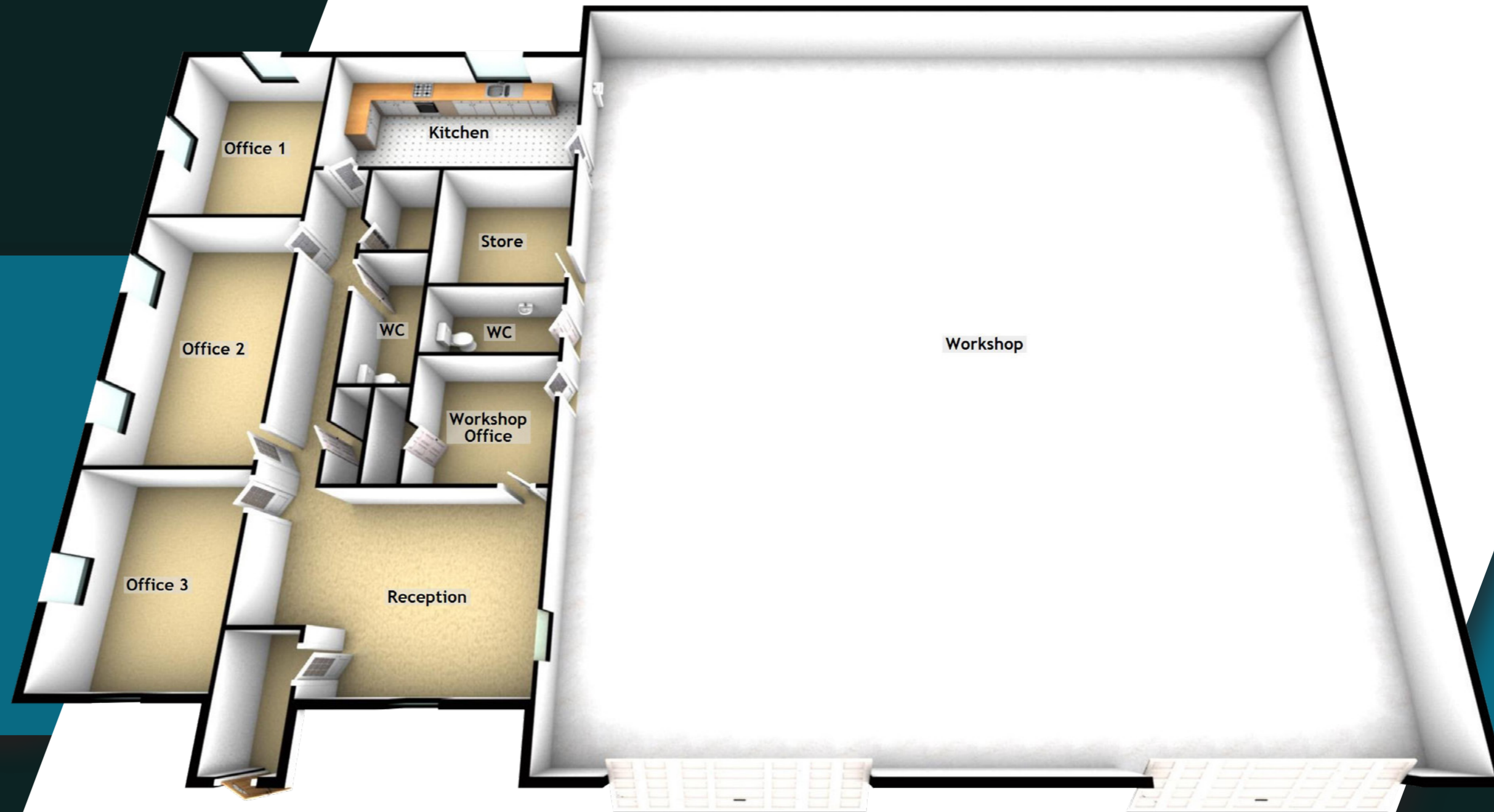
Floor Plan

Approximate Dimensions (Taken from the widest point)

Reception	6.20m (20'4") x 4.20m (13'10")
Office 1	4.50m (14'9") x 3.60m (11'10")
Office 2	6.00m (19'8") x 3.60m (11'10")
Office 3	4.50m (14'9") x 3.60m (11'10")
Kitchen	6.20m (20'4") x 3.20m (10'6")
WC	3.10m (10'2") x 1.60m (5'3")
Workshop	18.30m (60') x 18.10m (59'5")
Workshop Office	3.10m (10'2") x 2.90m (9'6")
Store	3.10m (10'2") x 3.00m (9'10")
WC	3.20m (10'6") x 1.60m (5'3")

Gross internal floor area (m²): 496m²

EPC Rating: A copy of the Energy Performance Certificate will be made available to interested parties.



The Location

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Located just outside of Peterhead, 3.4 miles West, the property is accessed directly from the A950 and is only 30 miles from the centre of Aberdeen and Harbour.

Surrounding properties are of mixed agricultural and commercial use.

The coastal town of Peterhead is steeped in history and is the largest town settlement in Aberdeenshire, with a population of approximately 18,500 residents. Founded in 1593, it developed as a port and functioned briefly as a fashionable 18th-century spa. By the early 19th century, it had become the chief whaling centre for Scotland and is currently one of the largest white fish markets in Europe.

Peterhead is the most Eastern port in Scotland, with a thriving harbour and bustling fish market providing a service to the fishing, oil and gas and other maritime industries. The town centre is a short distance from the property and provides all that one would expect from modern-day living, including a multitude of local shops, pubs, restaurants, eateries galore and major supermarkets.

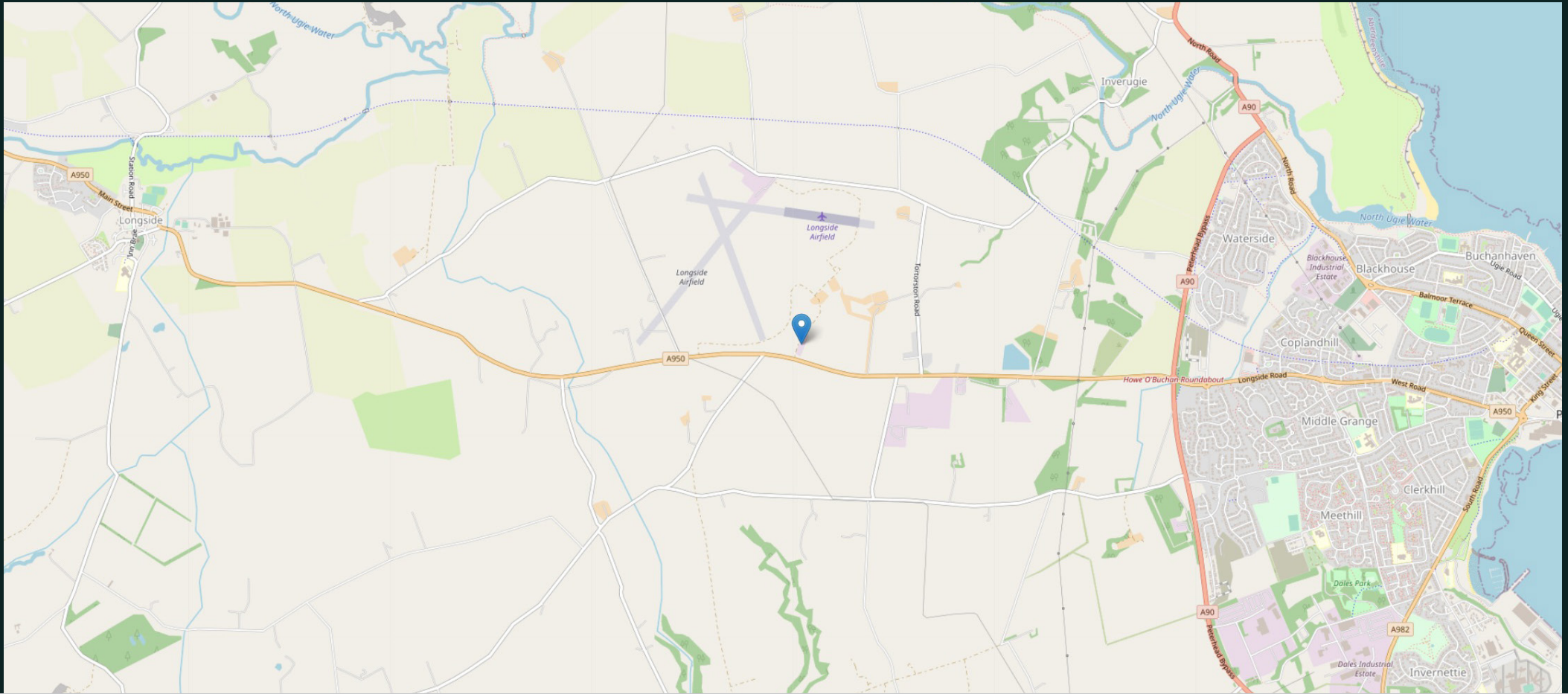
NHS facilities are available with a choice of primary schools with higher education available at Peterhead Academy. There are some superb recreational and leisure facilities, all within easy reach and many outdoor activities for the enthusiast.

The local area and the town offer a comprehensive bus service with the city of Aberdeen and Dyce airport approximately 35 miles South of Peterhead and are easily commutable now that the Aberdeen Western Peripheral Route (AWPR) is open.

The East Coast Rail network operates from Aberdeen, providing a link to the Central Belt, the South and beyond. National and International flights are provided from Dyce Airport.







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