

## INDUSTRIAL UNIT

- > RENTAL – UPON APPLICATION
- > GROSS INTERNAL AREA – 1,469 SQM (15,812 SQFT)
- > ADDITIONAL YARD AVAILABLE

TO LET

**STONEYHILL FARM, LONGHAVEN, PETERHEAD, AB42 OPR**

**CONTACT:** James Morrison, [j\\_morrison@shepherd.co.uk](mailto:j_morrison@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

The subjects are located approximately 26 miles north of Aberdeen, 6 miles south west of Peterhead and 3 miles north west of Longhaven. Access to the subjects is from the northern A90 turn off at Auchiries and can be found on the west side of the road along with a number of other commercial units on the site.

**DESCRIPTION**

The subjects comprise a detached industrial unit with a potential yard area. The subjects is of steel frame construction with infill concrete block walls and cladding above. The roof is over clad with asbestos cement sheeting incorporating translucent roof panels. Access to the unit is via sliding metal doors on the eastern elevation with two vertical roller doors to the west and north of the subjects.

Internally, the subjects provide an open space which has been split into four sections. The subjects were previously used for agricultural purposes and as such there are castle feeding ramps located through the centre of the two larger sections. Artificial lighting is provided by fixed wall lighting. The subjects currently sit on the south north slope with multiple flooring levels. The southern eaves being of circa 7 metres in height and the northern eaves being circa 4 metres in height. The proposed yard area on entrance to the site which could be covered in hard core should it be requested. We have been advised three phase power will be installed. Fibre optic cabling has been connected to the site.

**ACCOMMODATION**

The subjects provide the following accommodation:

ACCOMMODATION	SqM	SqFt
Industrial Unit	1,467	15,812

The above areas have been calculated from on site measurements on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

The additional yard area measures approximately 5,000 sq.ft. The yard area has been calculated using mapping software and is for indicative purposes.

**RENTAL**

Upon application.

**RATING**

The subjects will require to be assessed indicative figures can be provided upon request.

**ENERGY PERFORMANCE CERTIFICATE**

We've been advised the subjects are EPC exempt due to their low energy use.

**VAT**

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

**ENTRY DATE**

On conclusion of legal formalities.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
 James Morrison, [j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk) / Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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