



**28-30 Seagate  
Peterhead  
Commercial Premises  
For Sale - Offers Over £450,000 (Exclusive of VAT)  
For Lease - £43,000 per annum**

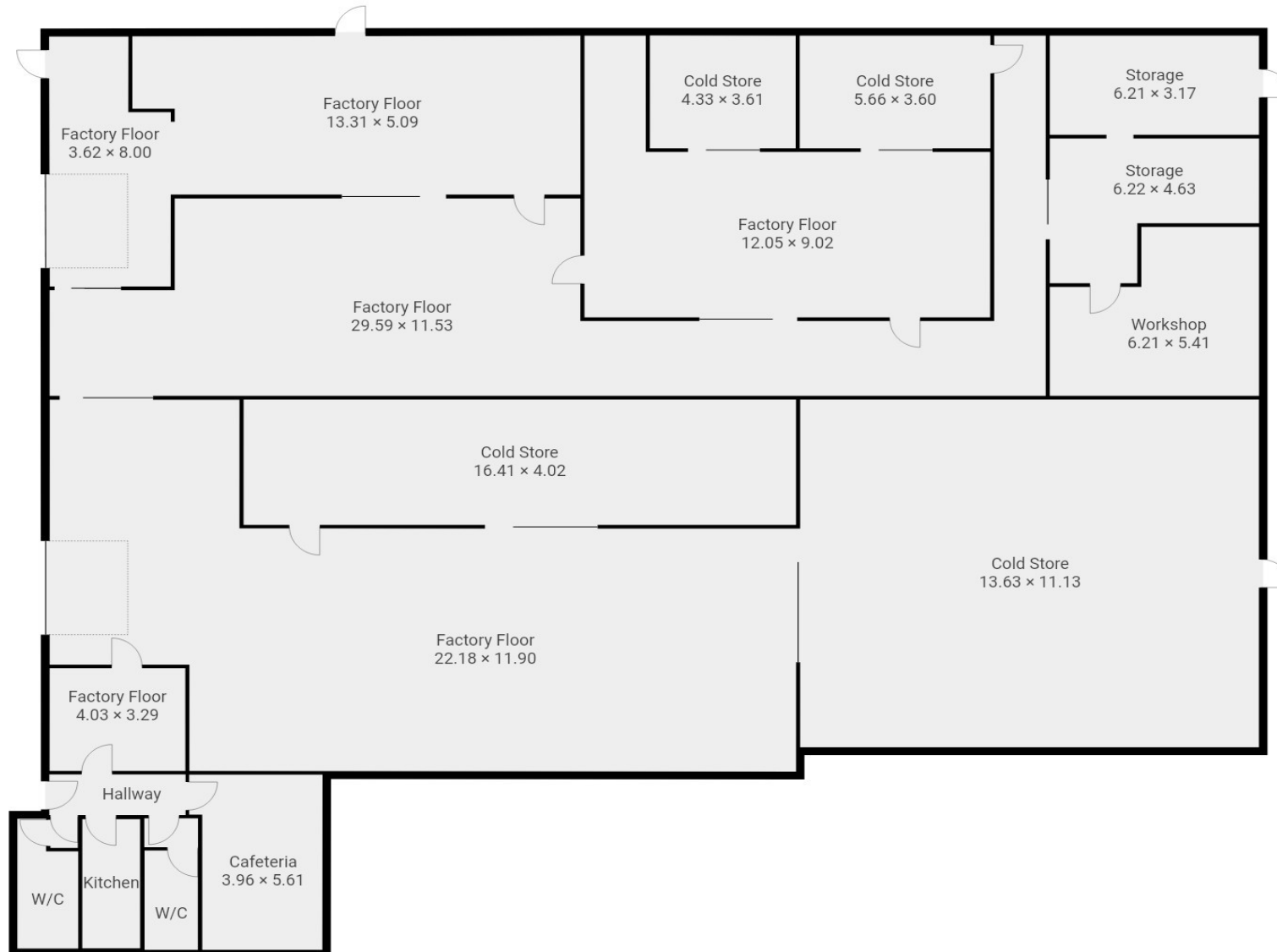


# Buying a home?

## We're here.

We are delighted to offer this fantastic opportunity to purchase a well-equipped commercial property in the established industrial area of Seagate, Peterhead. Within close proximity to Peterhead Harbour, this is an excellent choice for businesses requiring maritime access. The factory area offers an expansive open-plan layout and high ceilings to accommodate large machinery and storage solutions. There are separate office areas designed for administrative functions, meeting rooms or staff operations, yard space for additional storage or fleet operations, making this premises ideal for a range of businesses, including manufacturing, warehousing, distribution and office-based operations. For any companies seeking a ready-to-use facility with a combination of industrial and office space in a strategic location, this premises offers the flexibility and infrastructure to support your business needs. For more information or to arrange a viewing, contact us today.

# Here's the plan- Ground Floor



The floor plan is for guidance only, the layout may not be accurate and measurements are not to scale.

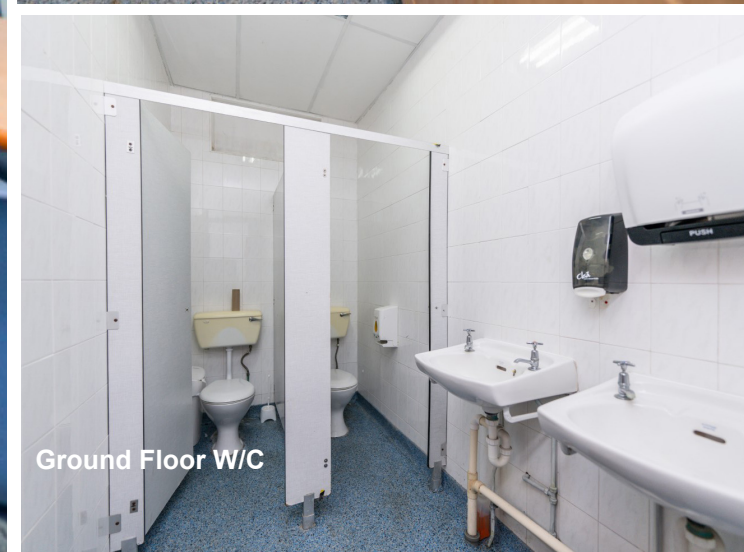




Ground Floor Cafeteria



Ground Floor Kitchen



Ground Floor W/C





Factory



Factory



Factory









Cold Store



Storage

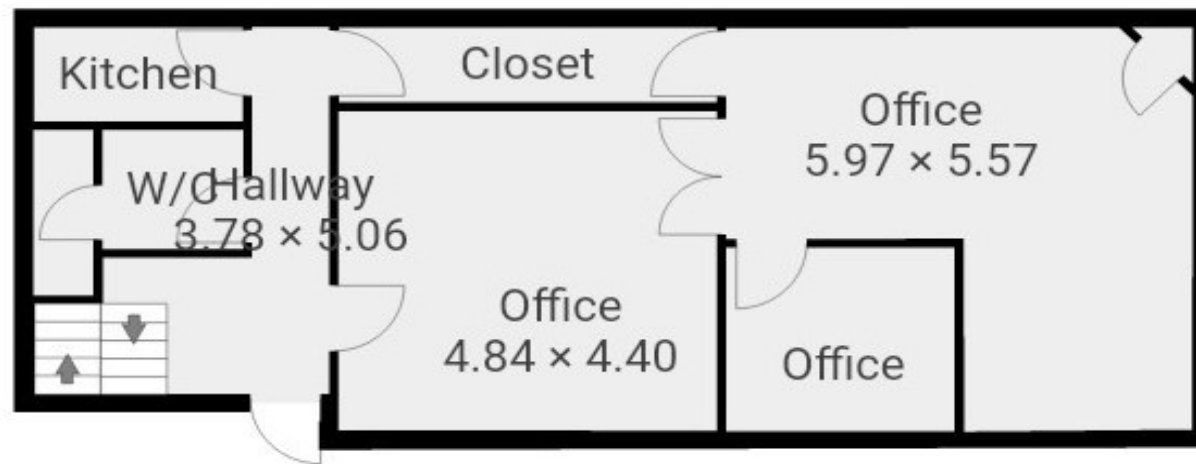


Workshop



Cold Store

# Here's the plan- Ground Floor



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Ground Floor Office





Ground Floor Kitchen



Ground Floor W/C



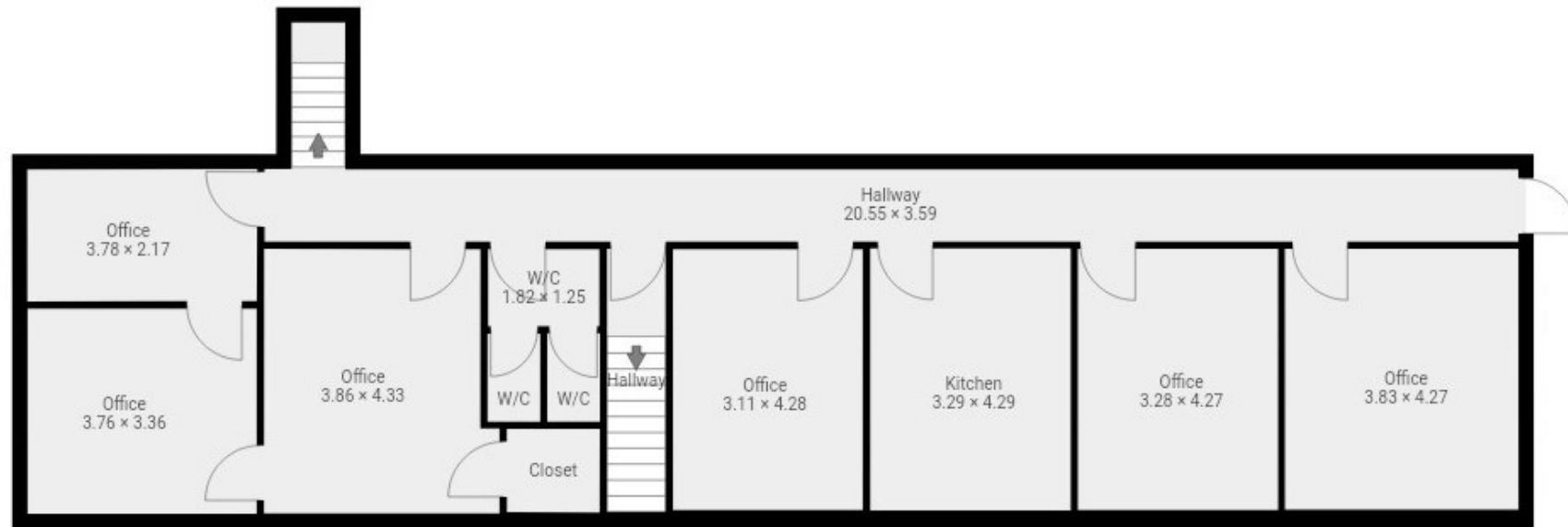
Ground Floor Office



Ground Floor Office



# Here's the plan - First Floor



The floor plan is for guidance only, the layout may not be accurate and measurements are not to scale.



First Floor Office

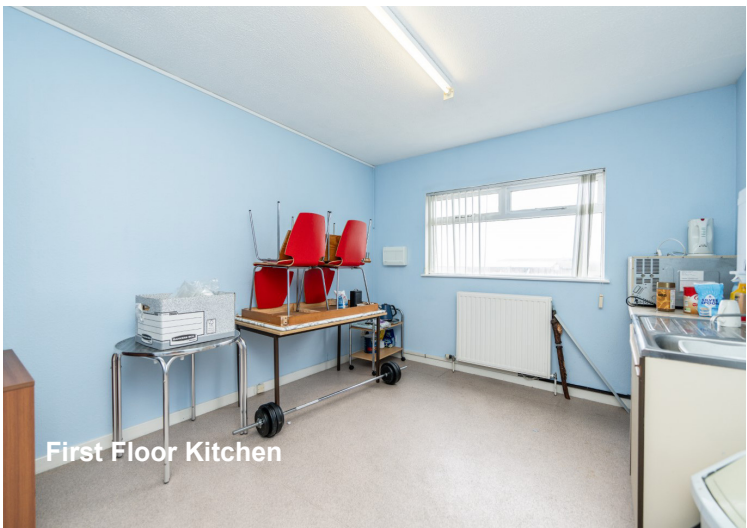




First Floor Office



First Floor Office



First Floor Kitchen



First Floor W/C





First Floor Office



First Floor Office



First Floor Office



# Here's the plan- Second Floor



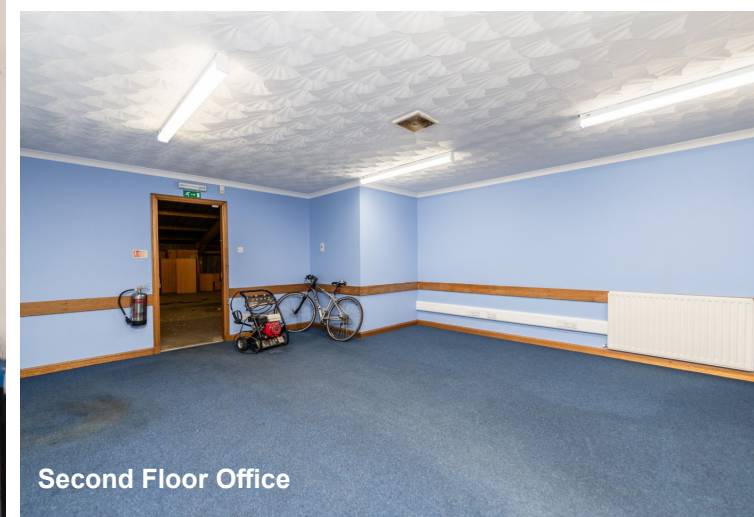
The floor plan is for guidance only, the layout may not be accurate and measurements are not to scale.



Second Floor Kitchen



Second Floor Office



Second Floor Office



Second Floor Office





Second Floor Office

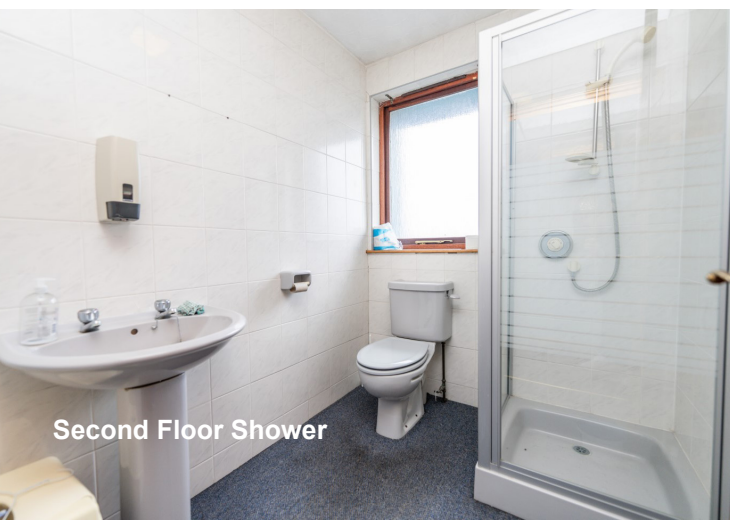




Roof Space



Second Floor Shower



Second Floor Shower



Roof Space





Yard Space

# More information

## Features/extras.

Gas Central Heating; Yard

Size: 1,255m2

Price:

For Sale - **Offers Over £450,00 (Exclusive of VAT)**

For Lease: **£43,000 per annum**

Rateable Value: Factory - **£41,750**

Factory Energy Efficiency Rating: **A**

Rateable Value: Office - **£11,250**

Office Energy Efficiency Rating: **C**

Postcode: **AB42 1JT**

To arrange a viewing appointment  
contact our property office at:

## Peterhead

Broad House  
Broad Street  
Peterhead

AB42 1HY

**Telephone: 01779 474271**

**Email: [info@massonglennie.co.uk](mailto:info@massonglennie.co.uk)**



Estate Agency

## Here's where we're at home.

The property business is all about knowing your territory, and with 80 years experience in North East Aberdeenshire, we know our territory like few others. No national chain has our local track record - so remember that whether you're buying, selling, renting or leasing, we're here.

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

Authorised and Regulated by the Financial Conduct Authority



View all our properties at:

**[www.massonglennie.co.uk](http://www.massonglennie.co.uk)**