

TO LET

OFFICE PREMISES

Detached Office

94 Car Parking Spaces

To Be Refurbished

Capable Of Sub-Division

From – 253.56 sqm (2,729 sqft)

To – 1,811.18 sqm (19,495 Sqft)



FIND ON GOOGLE MAPS

LAWSON DRIVE, DYCE, ABERDEEN, AB21 0DR

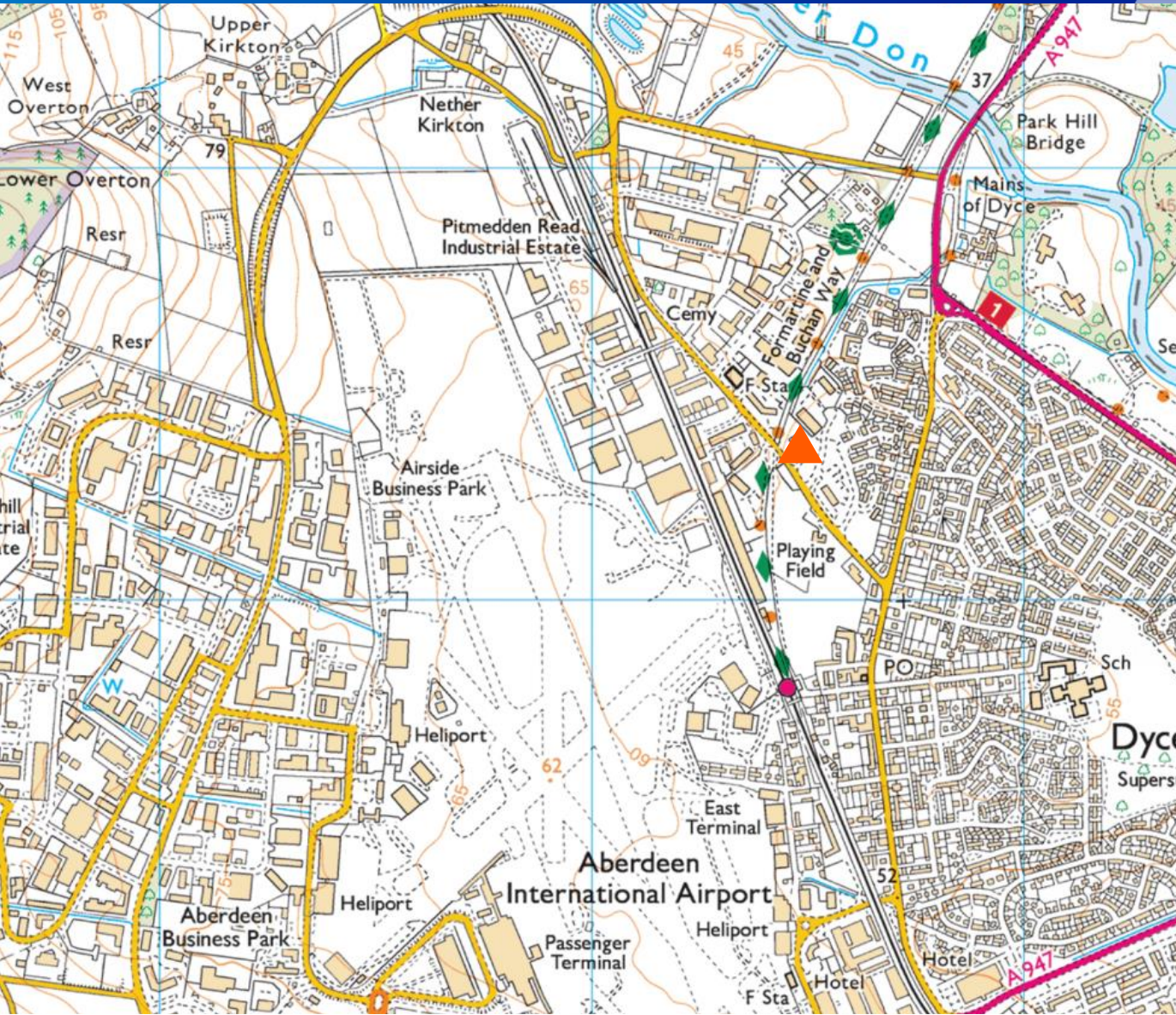
CONTACT: Mark McQueen mark.mcqueen@shepherd.co.uk | 01224 202800 | **shepherd.co.uk**
Shona Boyd shona.boyd@shepherd.co.uk





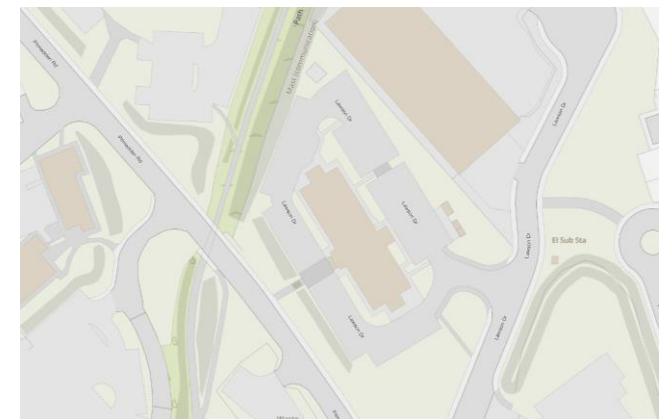
Location

LAWSON DRIVE, DYCE, ABERDEEN, AB21 0DR



The subjects are located within Pitmedden Industrial Estate within the Dyce area of the city approximately 6 miles north of Aberdeen city centre. The site is easily accessible due to its close proximity to the A96 and the Aberdeen Western Peripheral Route (AWPR). Aberdeen International Airport is also a short distance from the premises.

The subjects themselves occupy a prominent location on Pitmedden Road a short distance from Victoria Street (A947) where a number of local amenities can be found.



Description



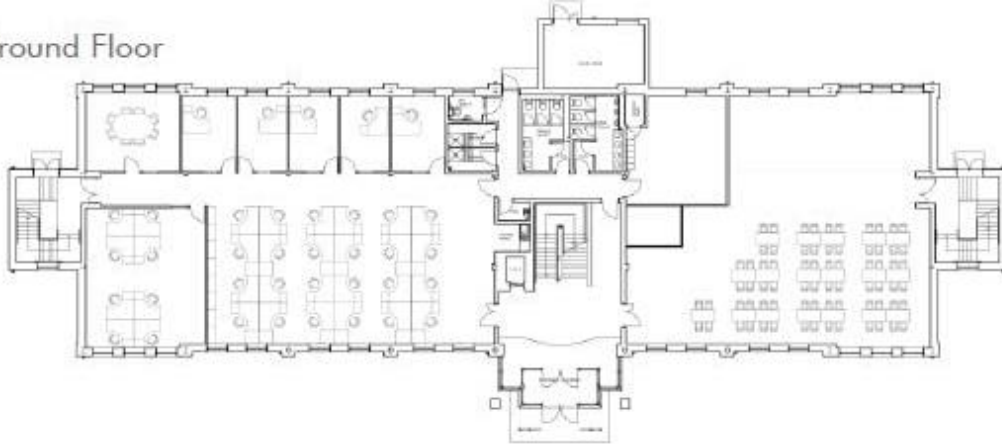
FIND ON GOOGLE MAPS



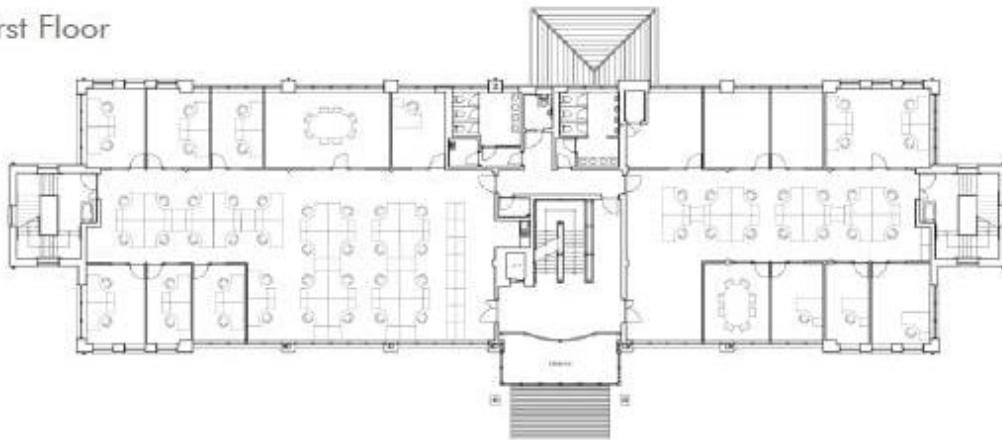
Floor Plans

LAWSON DRIVE, DYCE, ABERDEEN, AB21 0DR

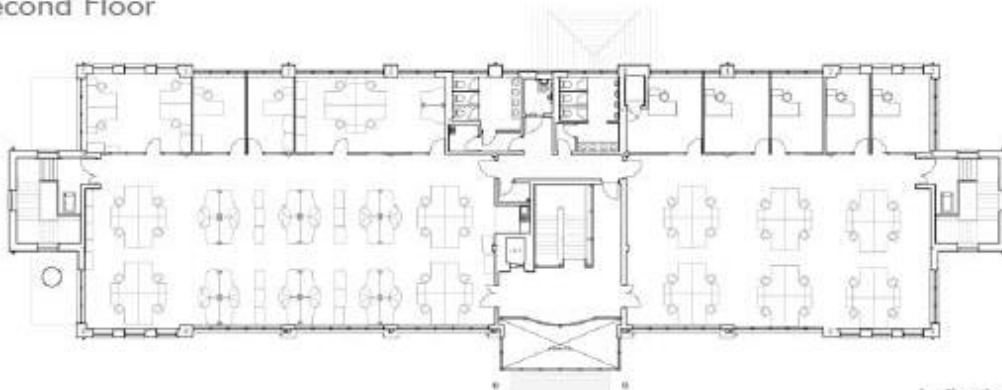
Ground Floor



First Floor



Second Floor





Description

LAWSON DRIVE, DYCE, ABERDEEN, AB21 0DR



The subjects comprise of a detached office property arranged over 3 levels with a central core area capable of providing two suites per floor.

Internally the accommodation provides open plan office accommodation with separate meeting room/private offices. There is a lift servicing the floors and w.c. and kitchen facilities are located on each floor. Heating and cooling is provided by a VRV heating/cooling system and the premises benefit from raised access floors.

Refurbishment

The accommodation will be refurbished prior to occupation.

Further information can be made available upon request.

Car Parking

The premises benefit from 94 exclusive car parking spaces



Accommodation

Ground Floor	m ²	ft ²
Reception	35.15	378
East Wing	253.56	2,729
West Wing	334.89	3,605
First Floor		
East Wing	252.23	2,715
West Wing	335.40	3,610
Second Floor		
East Wing	259.66	2,795
West Wing	340.28	3,663
Total	1,811.18	19,495

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Sub-Division

The accommodation can be split to suit occupiers needs with further information available upon request.

Rental

£10 psqft

Lease Terms

The subjects are available on the basis of a new lease of negotiable duration.

Rateable Value

The subjects have a rateable value as of 1st April 2023 of £256,000.

An ingoing occupier will have the opportunity to appeal this figure.

Rates Relief may be available with further information available upon request.

Energy Performance Certificate

The subjects currently have an EPC rating of "t.b.c"

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

Get in Touch

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



Mark McQueen

Mark.mcqueen@shepherd.co.uk



Shona Boyd

Shona.boyd@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

