



**VIDEO
TOUR**
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INDUSTRIAL UNIT WITH OFFICES

- > GROSS INTERNAL AREA –
630.20 SQM (6,783 SQFT)
- > RENTAL - £49,500 PER ANNUM
- > POTENTIAL FOR 327.62 SQM /
(3,527 SQFT) SECURE YARD
- > WITHIN POPULAR INDUSTRIAL
ESTATE
- > END TERRACED UNIT
- > RECENTLY REFURBISHED

TO LET

4E DYCE INDUSTRIAL PARK, WELLHEADS CRESCENT, DYCE, ABERDEEN, AB21 7GD

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LOCATION

The property is located on the west side of Wellheads Crescent close to Aberdeen Airport at Dyce which lies some 7 miles North West of Aberdeen City Centre. More specially, the unit sits on the north side of Dyce Industrial Park.

Commercial occupiers in the surrounding area include RWG, BP HQ, Scot JCB, and Unity Well Integrity.

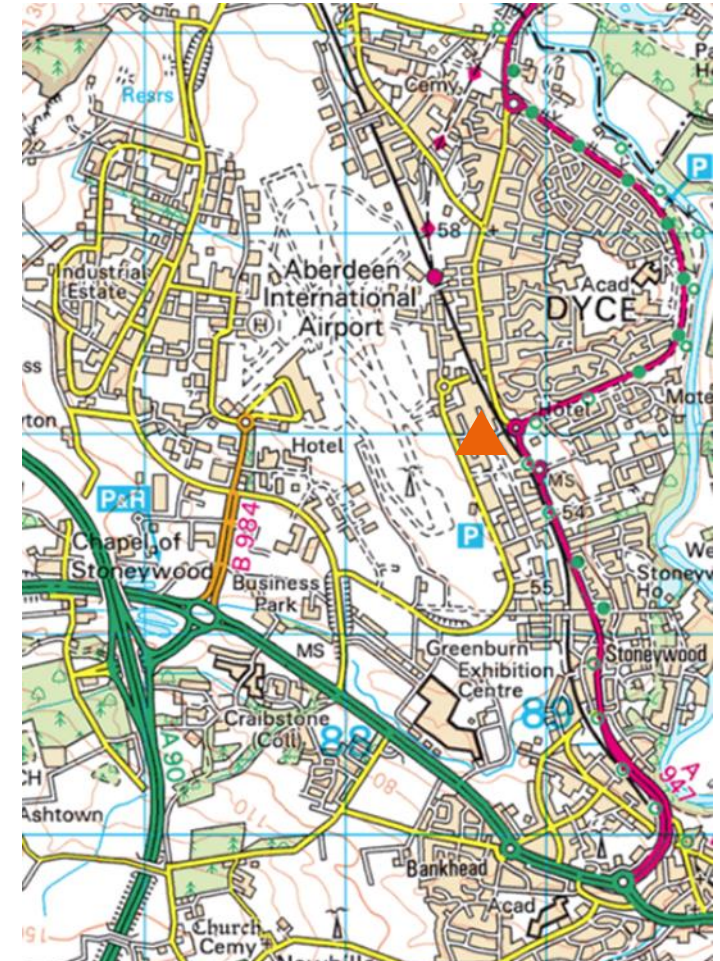
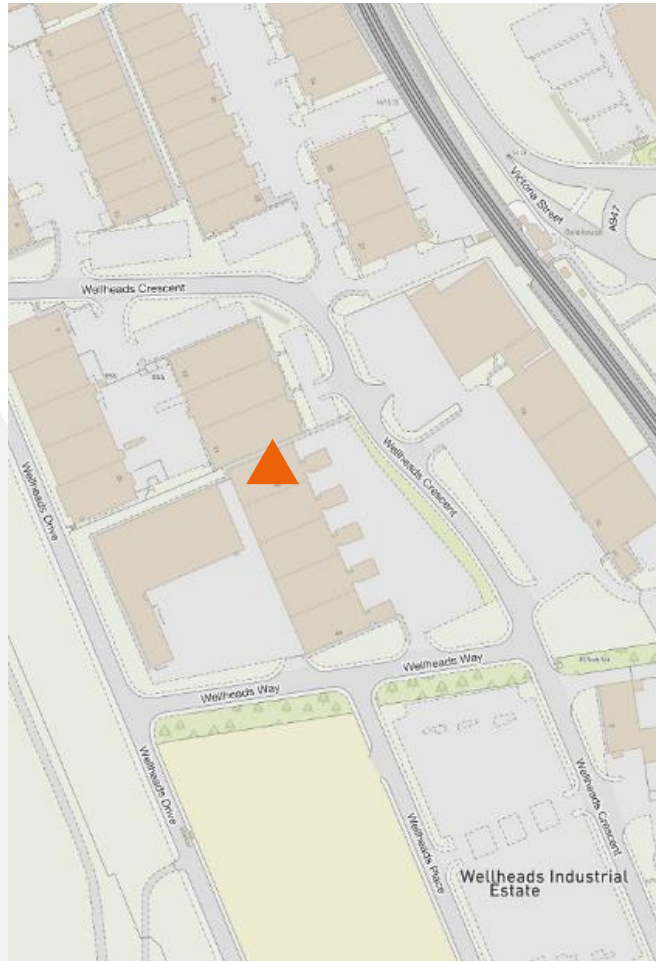
DESCRIPTION

The property comprises an end terrace industrial unit with single storey office block to the front.

The subjects are laid out to provide workshop and office accommodation along with staff welfare facilities.

The unit is of steel portal frame construction with concrete block dado walls harled externally and clad above with PVC coated metal sheeting. The roof is pitched and clad with corrugated sheeting, incorporating translucent rooflights with inner insulated panels and the floor is concrete.

The single storey office block situated to the front of the unit is of concrete block construction harled externally under a flat mineral felt covered roof.



ACCOMMODATION

The unit provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

ACCOMMODATION	SQM	SQFT
Workshop	554.40	5,968
Office	75.90	817
Total	630.30	6,785

The property benefits from 12 allocated parking spaces.

SERVICES

Mains electricity (3 phase), water and drainage are installed. Electric heating has been installed in the office and workshop.

RATEABLE VALUE

The subjects are currently entered in the valuation roll at a rateable value of £41,250.

The Uniform Business Rate for 2023/2024 is 49.8p in the £. An incoming occupier would have the opportunity to appeal the rateable value.

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

VAT

All figures quoted are exclusive of Value Added Tax.

RENTAL

£49,500 per annum, exclusive.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available on request.

ENTRY

Immediately upon completion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

OFFERS & VIEWINGS

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis



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

Shepherd Chartered Surveyors | 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

James Morrison james.morrison@shepherd.co.uk | 01224 202 836

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