

## REFURBISHED INDUSTRIAL UNITS WITH OFFICES

- > GROSS INTERNAL AREA  
UNIT 9 : 185.94 SQM (2,002 SQFT)  
UNIT 10: 187.01 SQM (2,012 SQFT)  
UNIT 13 : 219.71 SQM (2,365 SQFT)
- > RENTAL  
UNIT 9 : £18,500 PER ANNUM  
UNIT 10 : £18,500 PER ANNUM  
UNIT 13 : £19,000 PER ANNUM
- > WITHIN POPULAR INDUSTRIAL  
ESTATE
- > CAR PARKING TO FRONT OF UNITS

### VIRTUAL TOURS

UNIT  
9

UNIT  
10

UNIT  
13



TO LET

**AIRWAYS INDUSTRIAL ESTATE, PITMEDDEN ROAD, DYCE, ABERDEEN, AB21 0DT**

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## LOCATION

The property is situated within a 14 unit industrial development on the south side of Pitmedden Road.

The Airways Industrial Estate itself is adjacent to Aberdeen Airport at Dyce, which lies some 7 miles north-west of the city centre.

Commercial occupiers within the area include Stork, N Sea Offshore, RigQuip and Siemens Energy.

## DESCRIPTION

The units are of a steel portal frame construction with brick dado walls and clad thereafter with PVC coated pressed steel cladding. The roof over is similarly clad and incorporates a number of roof lights.

Internally, the units are generally laid out to provide warehouse and office accommodation with access either via an electric roller shutter door or a glazed pedestrian door.

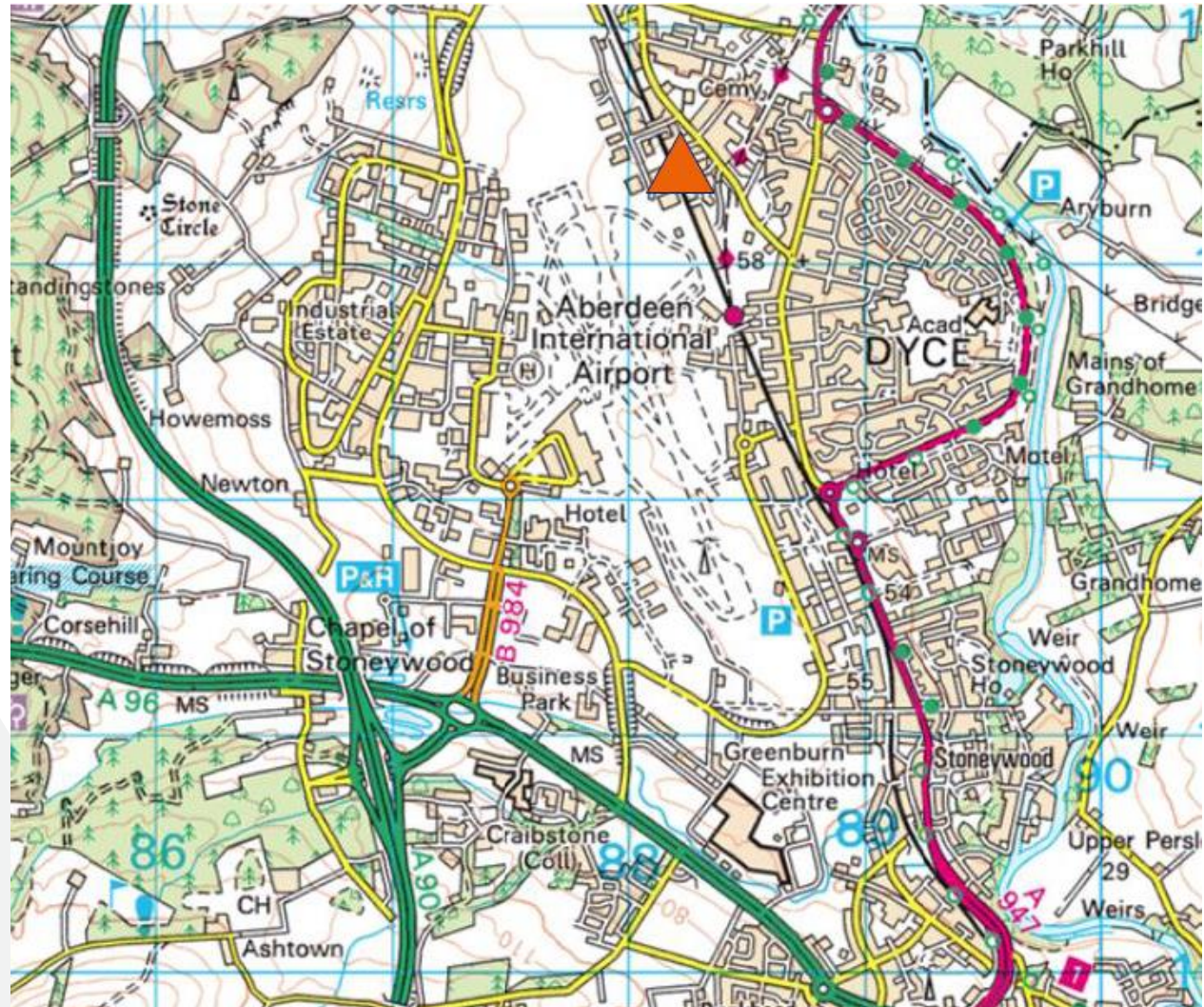
The warehouse flooring is concrete with the walls and roof being to the inside face of the brick work and cladding respectively. Artificial lighting is provided by LED or high bay sodium fittings.

The office flooring has been overlaid in carpet with plasterboard walls and a suspended ceiling incorporating LED or light box fittings. Two W.C.'s along with a kitchenette are also found within each unit.

Unit 13 benefits from a mezzanine which is accessed via a fixed timber staircase.

## SERVICES

Mains electricity, water and drainage are installed. Electric heating has been installed in the offices.



# UNIT 9



## RENT

£18,500 per annum

## RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £17,000. The current rates poundage is 49.8p in the £ therefore £8,466 payable.

An incoming occupier would have the opportunity to appeal the rateable value.

## ACCOMMODATION

The subjects have been measured on a gross internal area basis and provide the following accommodation:

ACCOMMODATION	SQM	SQFT
Warehouse	153.25	1,650
Office	32.69	352
<b>Total</b>	<b>185.94</b>	<b>2,002</b>

# UNIT 10



## RENT

£18,500 per annum

## RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £16,250. The current rates poundage is 49.8p in the £ therefore £8,093 payable.

An incoming occupier would have the opportunity to appeal the rateable value.

## ACCOMMODATION

The subjects have been measured on a gross internal area basis and provide the following accommodation:

ACCOMMODATION	SQM	SQFT
Warehouse	155.27	1,671
Office	31.74	341
Total	187.01	2,012

# UNIT 13



## RENT

£19,000 per annum

## RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £17,500. The current rates poundage is 49.8p in the £ therefore £8,715 payable.

An incoming occupier would have the opportunity to appeal the rateable value.

## ACCOMMODATION

The subjects have been measured on a gross internal area basis and provide the following accommodation:

ACCOMMODATION	SQM	SQFT
Warehouse	152.37	1,640
Office	33.67	362
Mezzanine	33.67	362
<b>Total</b>	<b>219.71</b>	<b>2,365</b>

### **PARKING SPACES**

Mains electricity, water and drainage are installed. Electric heating has been installed within the offices.

### **ENERGY PERFORMANCE CERTIFICATE**

Available upon request.

### **LEASE TERMS**

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

### **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

### **VAT**

All figures quoted are exclusive of Value Added Tax.



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

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

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