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## INDUSTRIAL UNIT WITH OFFICE

- > GROSS INTERNAL AREA – 211.05 SQM (2,272 SQFT)
- > ENCLOSED YARD – 217 SQM (2,336 SQFT)
- > RENTAL - £21,500 PER ANNUM
- > DETACHED UNIT WITH SECURE YARD
- > WITHIN POPULAR INDUSTRIAL ESTATE

TO LET

**UNIT 1, SOUTH WELLHEADS INDUSTRIAL CENTRE, WELLHEADS CRESCENT, DYCE,  
ABERDEEN, AB21 7GA**

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**LOCATION**

The property is located within the popular Wellheads Industrial Estate which lies on the east side of Aberdeen International Airport within Dyce approx. 7 miles north west of Aberdeen City Centre.

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

**DESCRIPTION**

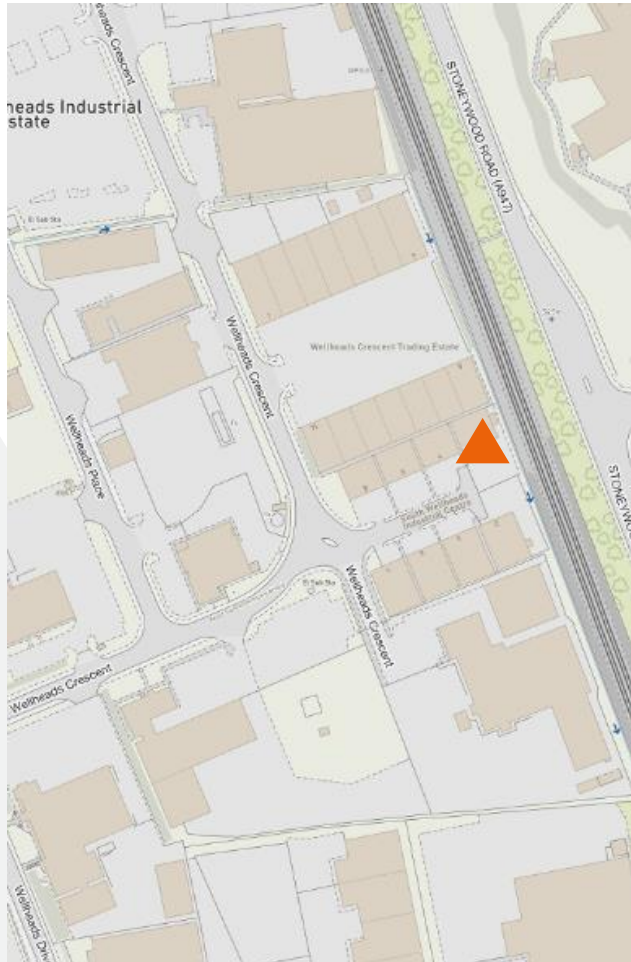
The subjects comprise of a detached industrial unit of steel portal frame construction with concrete block walls which have been externally harled with a pitched roof over clad in double skin cement fibre sheeting incorporating translucent roof panels.

The property is enclosed by a palisade and wire mesh fence with a palisade vehicular access gate.

Internally, the property is laid out to provide workshop, office, kitchen and male and female w.c's. Access to the workshop is via a roller shutter door and access to the office is via a pedestrian door located at the front of the property.

The workshop has a concrete floor with the walls and ceilings being to the inside face of the blockwork and cladding with lighting being provided by LED fitments. The kitchen and toilets can be found within the workshop area.

The office accommodation walls and ceilings are painted plasterboard and the flooring overlaid with carpet. Lighting is provided by a number of fluorescent strip fitments.



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### ACCOMMODATION

The property 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	177.68	1,913
Office	33.37	359
<b>Total</b>	<b>211.05</b>	<b>2,272</b>

### SERVICES

Mains electricity (3 phase), water, gas and drainage are installed..

### RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £18,280. The rates poundage for 2023/2024 is 49.8p in the £.

### LEASE TERMS

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

### YARD

The subjects benefit from an exclusive enclosed yard measuring 217 sqm (2,336 sqft)

### RENTAL

£21,500 per annum, exclusive.

### ENERGY PERFORMANCE CERTIFICATE

Available upon request.

### ENTRY

Immediately upon completion of legal formalities.

### VAT

All figures quoted are exclusive of Value Added Tax.

### 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](mailto:james.morrison@shepherd.co.uk) | 01224 202 836

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