

TO LET

INDUSTRIAL UNIT

Rental £26,500 per annum

GIA 329.71 SQM (3,549 SQFT)

Eaves height – 3.94M

Secure Yard Area

VIRTUAL TOUR 

UNIT 17, WOODLANDS DRIVE, DYCE, AB21 0GW

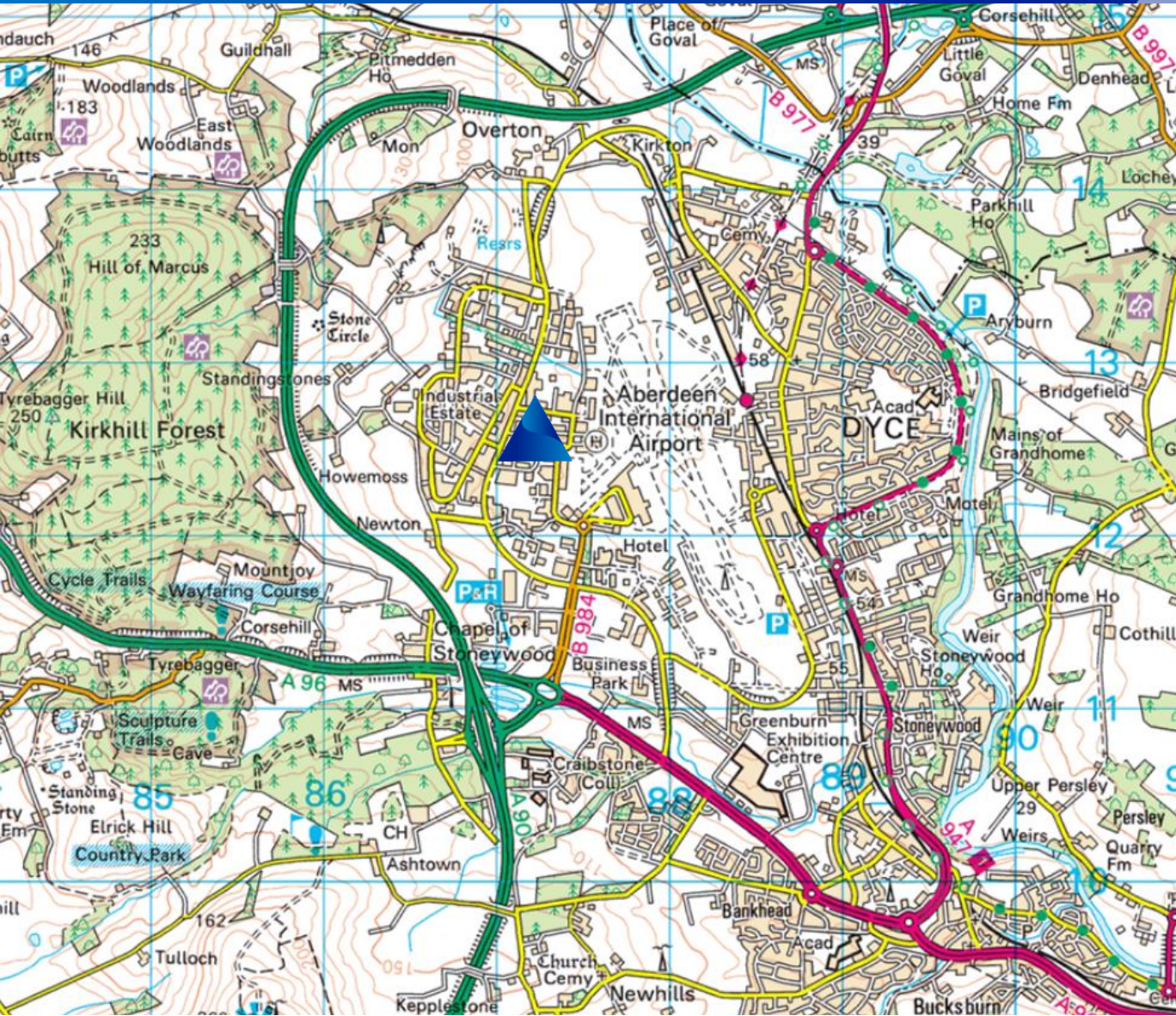
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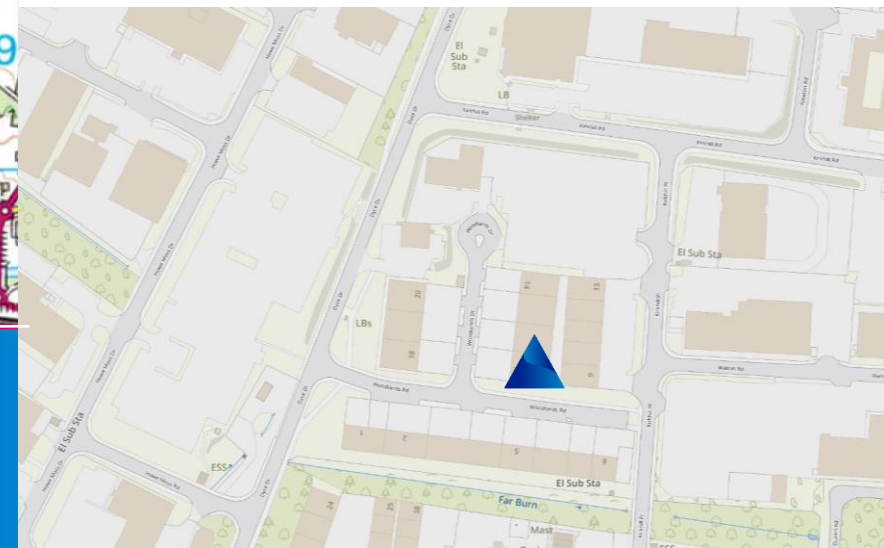
Location

UNIT 17, WOODLANDS DRIVE, DYCE, AB21 0GW



The subjects are located on Woodlands Drive at its junction with Woodlands Road which is just a short distance from Dyce Drive, the main road which serves Kirkhill Industrial Estate.

The unit is situated in close proximity to Aberdeen International Airport Heliport and is approximately 7 miles north west of Aberdeen City Centre. The property also benefits from being in close proximity to the AWPR and therefore provides rapid access to the north and south of the city.



Industrial Unit with Secure Yard Area



FIND ON GOOGLE MAPS



Description

UNIT 17, WOODLANDS DRIVE, DYCE, AB21 0GW



The subjects comprise an end terraced industrial unit which is laid out to provide warehouse, office, W.C, kitchen and yard/car parking. The unit is of a steel portal frame construction with blockworks walls externally rendered to the lower sections with the upper sections being clad in profile metal sheeting. The roof over is pitched and similarly clad incorporating a number of translucent roof panels.

Internally, within the warehouse the floor is of a concrete design with the walls and ceiling to the inside face of the blockwork and cladding. The offices have been carpeted with the walls being mixture of painted blockwork and painted plasterboard whilst the ceilings are painted plasterboard incorporating LED lighting.

Male and female w.c. facilities are located towards the rear of the property along with a kitchen area. The property benefits from a 3 phase electricity supply.

Accommodation

	m ²	ft ²
Warehouse	203.29	2,188
Office inc. toilets and kitchen	126.42	1,361
TOTAL	329.71	3,549

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



Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £28,750. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

Lease Terms

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

Rental

£26,500 per annum is sought.

Energy Performance Certificate

The property has an EPC Rating of "F".

Entry

Upon conclusion of legal missives.

VAT

All rents, prices, premiums etc. are exclusive of VAT at the prevailing rate.

Legal Costs

As is our client's standard practice the Tenant will bear Landlord's legal costs. Further information is available on request.

The tenant will be liable for Registration Fees for registering the lease in The Books of Council and Session. The tenant will be liable for any LBTT where applicable.



Get in Touch

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



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Shepherd Chartered Surveyors

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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.

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