

TO LET

SECURE YARD

Area – 3,085 SQM (33,206 SQFT)
or thereby

Laid in a mixture of surfaces

Located within popular industrial
estate in close proximity to
Aberdeen Heliport

Rental - £20,000 per annum



FIND ON GOOGLE
STREET VIEW

YARD, WELLHEADS TERRACE, DYCE, AB21 7GF

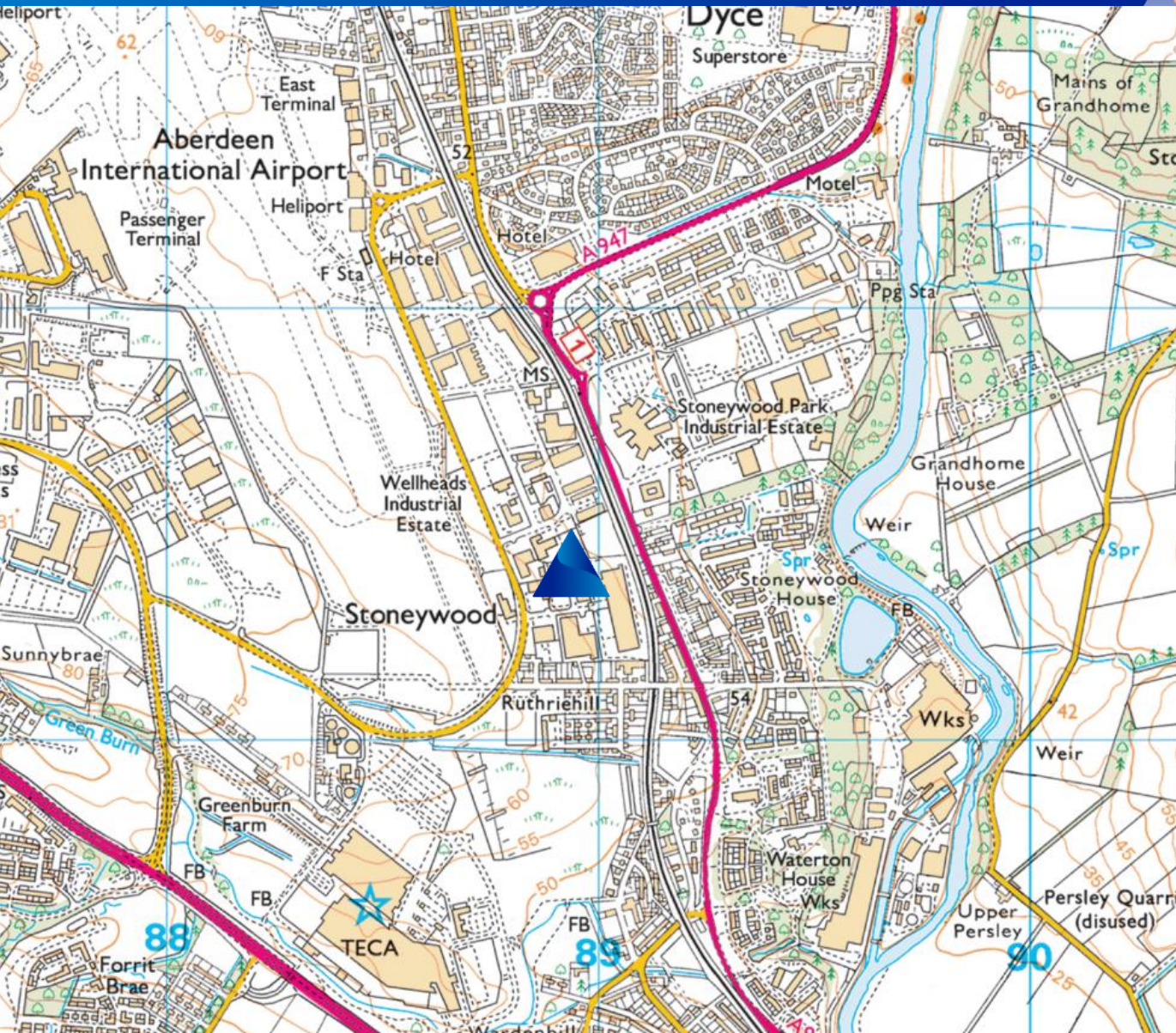
CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

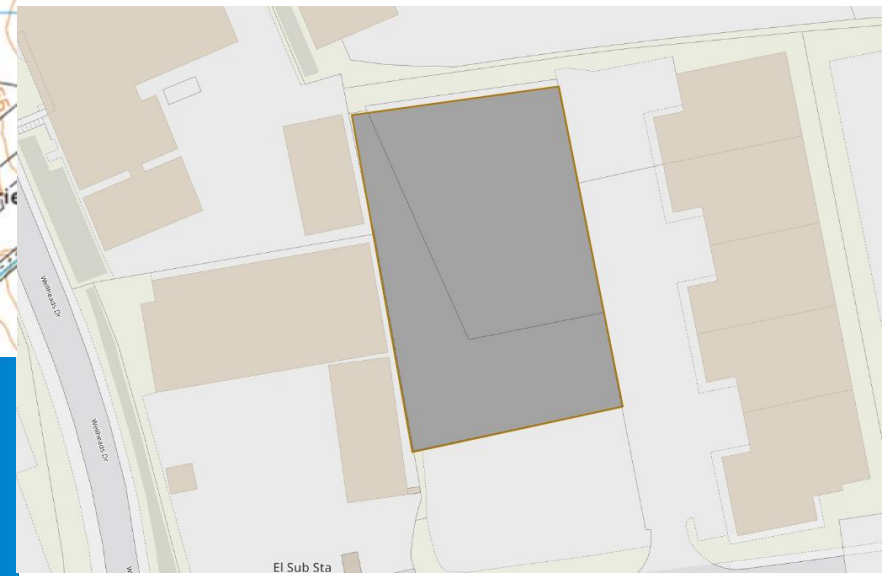
YARD, WELLHEADS TERRACE,
DYCE, AB21 7GF



The subjects are located on Wellheads Terrace within Wellheads Industrial Estate in Dyce which itself is located in close proximity to Aberdeen Heliport and Aberdeen International Airport.

Aberdeen is regarded as the energy capital of Europe and remains home to a number of global energy companies including BP, Shell and TotalEnergies.

The city will be enhanced by the Energy Transition Zone (ETZ) which has received funding of £26M from the Scottish Government and £27M from the UK Government, as well as £5M for Aberdeen's underwater technology centre plus £2M for the North Sea Transition Deal.



Secure Yard Located Within Well
Established Industrial Estate



WHAT 3 WORDS



Description

The subjects comprise a secure yard area laid in a mixture of surfaces within a generally level site.

The site can be accessed via two steel gates directly from the spine road within the estate.

Accommodation

The yard has been measured using online mapping software and provides the following accommodation:

	M ²	ft ²
Yard	3,085	33,206

Rental

£20,000 per annum exclusive.

As is standard practice, this will be payable quarterly in advance.

Lease Terms

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

Entry

Immediately upon completion of legal formalities.

Rateable Value

The subjects will require to be assessed upon occupation.

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.

Get in Touch

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



James Morrison

james.morrison@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.

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