



TO LET

**INDUSTRIAL UNIT
WITH OFFICE, LAB
AND MEZZANINE**

Gross Internal Area – 294.26
SQM (3,167 SQFT)

Rental - £24,000 per annum

Within Popular Industrial Estate

Mid Terraced Unit

Forecourt with 4 Parking Spaces



WHAT 3 WORDS

**UNIT 12 AIRWAYS INDUSTRIAL ESTATE, PITMEDDEN ROAD,
DYCE, ABERDEEN, AB21 0DT**

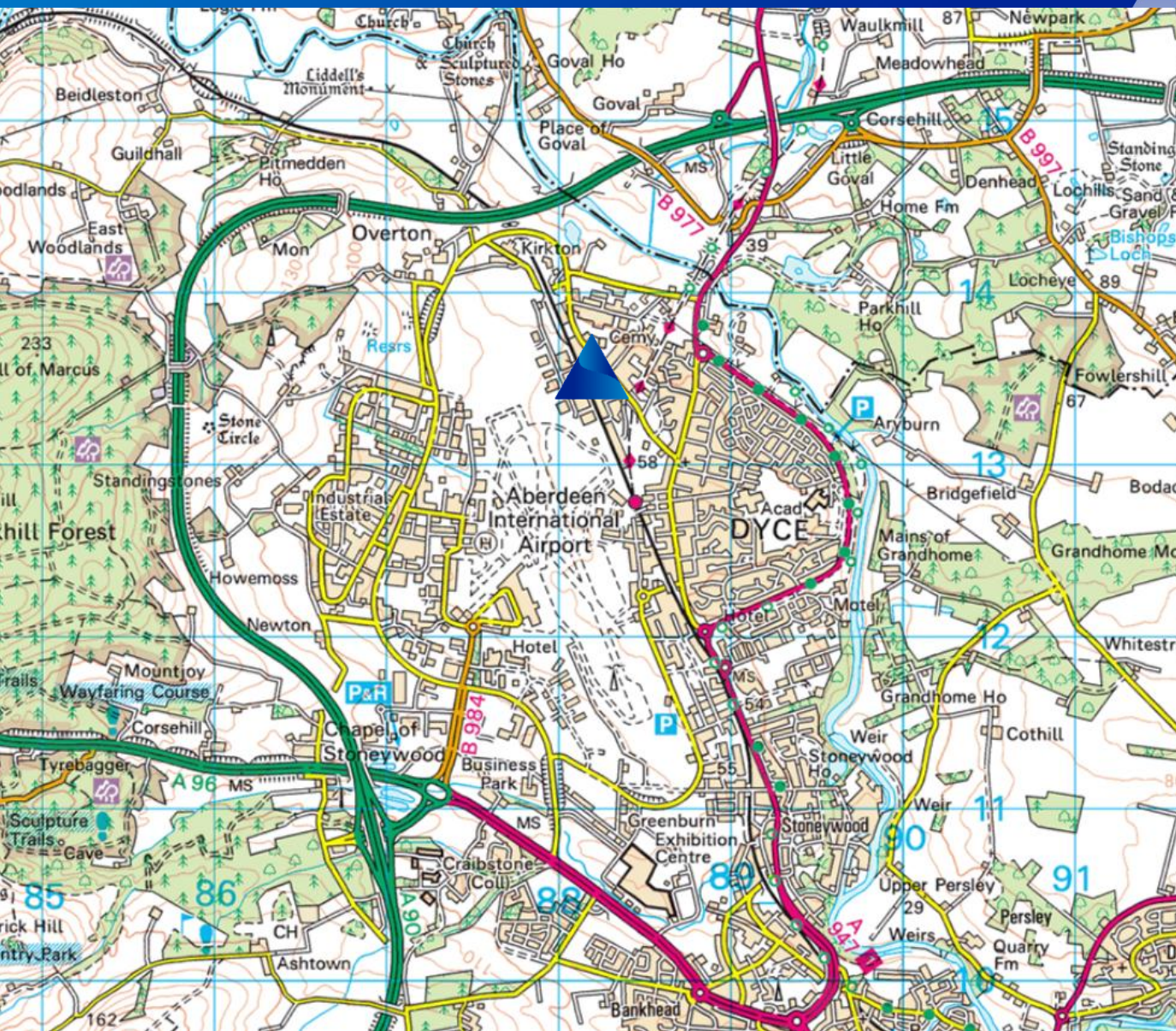
CONTACT: James Morrison j.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

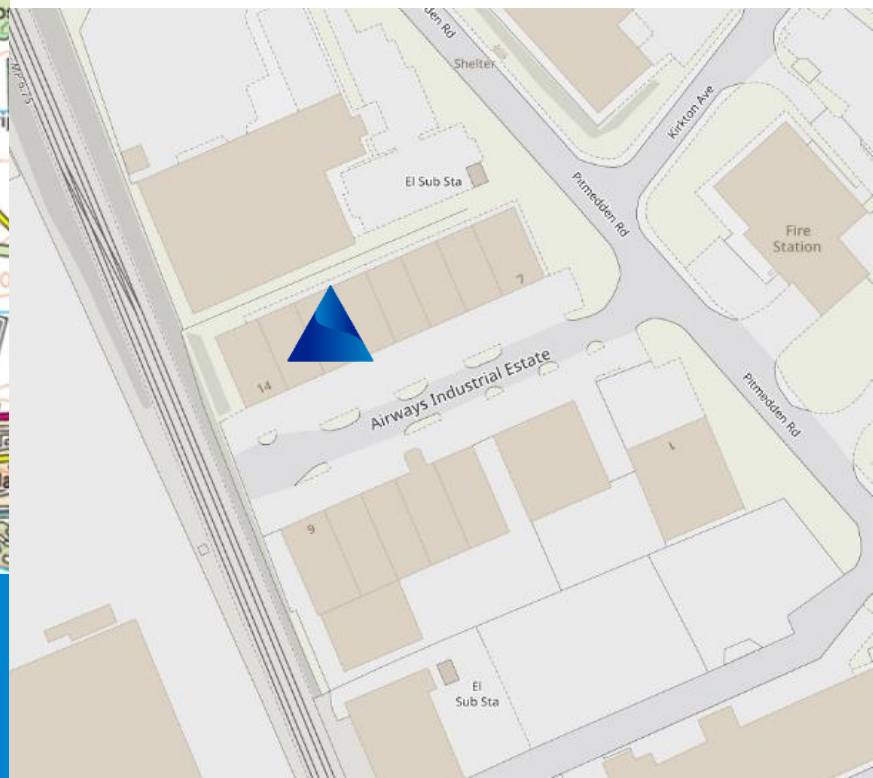
UNIT 12 AIRWAYS INDUSTRIAL ESTATE,
PITMEDDEN ROAD, DYCE, ABERDEEN, AB21 0DT



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.



Industrial Unit with Offices and
Mezzanine

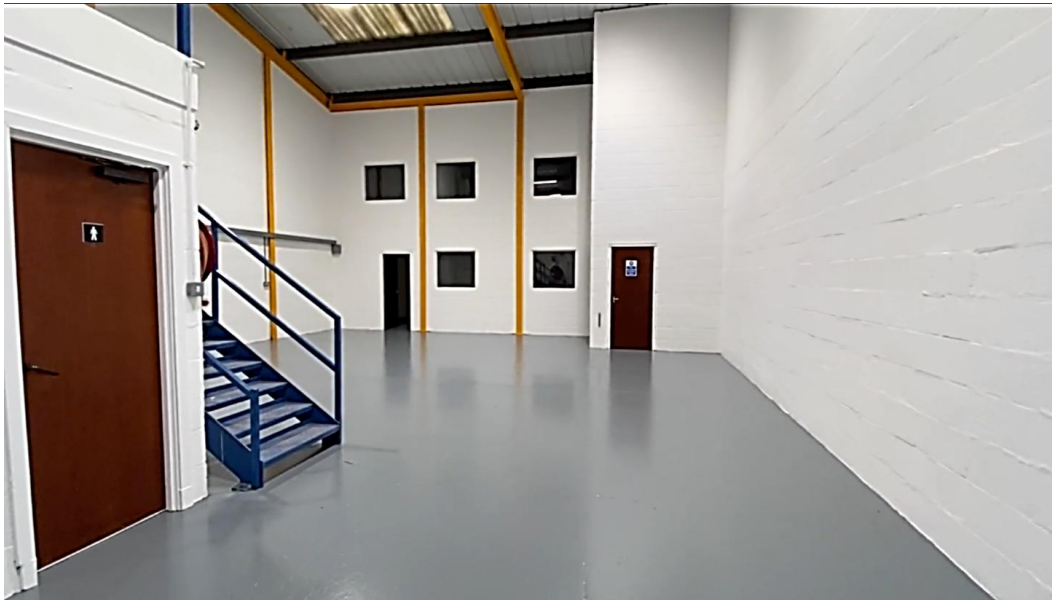


FIND ON GOOGLE MAPS



Description

UNIT 12 AIRWAYS INDUSTRIAL ESTATE,
PITMEDDEN ROAD, DYCE, ABERDEEN, AB21 0DT



The property comprises a mid terraced industrial unit of 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 property is laid out to provide warehouse, office and lab accommodation with access either via a 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 high bay sodium light fitments. The lab areas have plasterboard walls and ceilings with the flooring being painted concrete. A mezzanine has also been installed which is accessed via a fixed steel metal stair.

The office flooring has been overlaid in carpet with plasterboard walls and a suspended ceiling incorporating light boxes. A fixed stair at the rear of the warehouse provides access to the first floor office. Two w.c.'s along with a kitchenette are also found within the unit.

Accommodation

	m ²	ft ²
Warehouse	110.53	1,190
GF offices, lab space and ff access	75.41	812
FF offices	34.03	366
Mezzanine	74.29	800
TOTAL	294.26	3,167

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.



Rental

£24,000 per annum, exclusive.

Lease Terms

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

Services

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

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £16,500pa. The Uniform Business Rate for 2025/2026 is 49p in the £ and as such £8,085pa is payable. An incoming occupier would have the opportunity to appeal the Rateable Value.

Energy Performance Certificate

Available upon request.

VAT

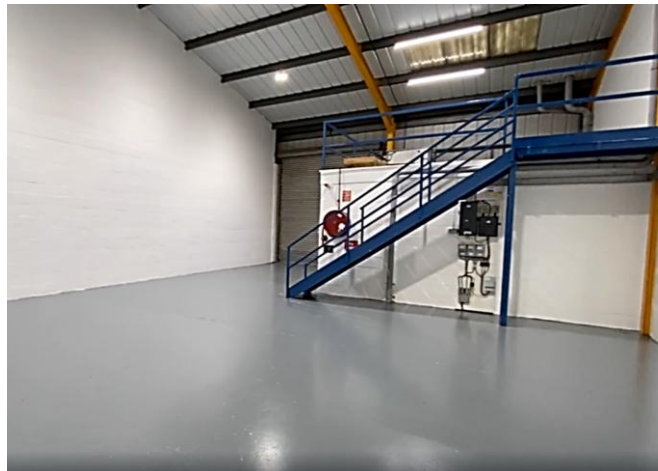
All figures quoted are exclusive of Value Added Tax.

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.



Get in Touch

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



James Morrison

j.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.

shepherd.co.uk