

VIDEO
TOUR
>>

INDUSTRIAL UNIT WITH OFFICE

- > GROSS INTERNAL AREA – 211.05 SQM (2,272 SQFT)
- > ENCLOSED YARD – 217 SQM (2,336 SQFT)
- > RENTAL - £23,500 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

CONTACT: James Morrison, james.morrison@shepherd.co.uk, 01224 202 800 www.shepherd.co.uk



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

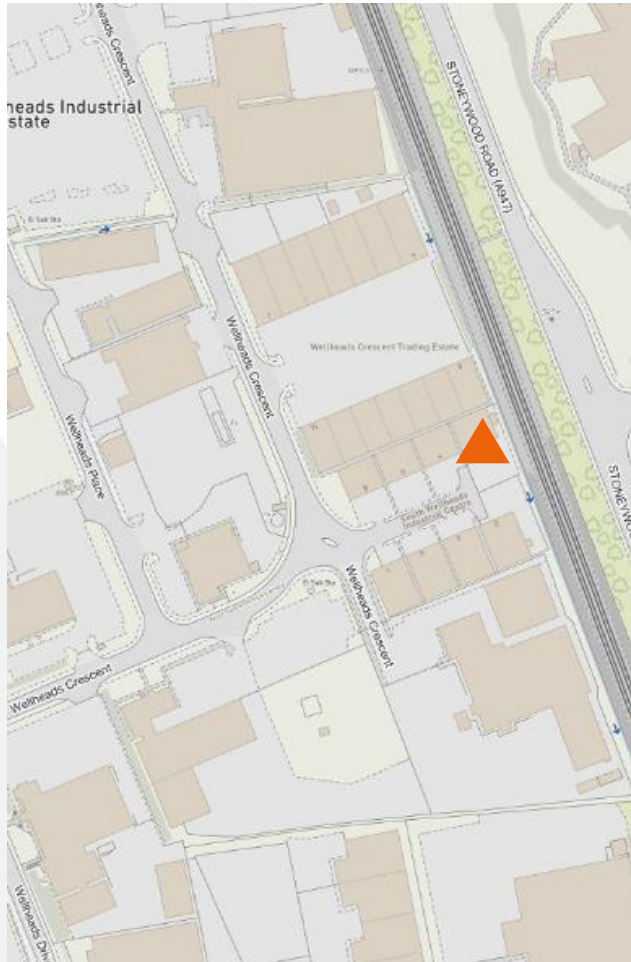
The subjects comprise of a detached industrial unit of steel portal frame construction with concrete block walls which have been externally harled with a pitched roof over clad in double skin cement fibre sheeting incorporating translucent roof panels.

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.



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

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
Total	211.05	2,272

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 £21,500. The rates poundage for 2021/2022 is 49.8p in the £.

The proposed Rateable Value from 1st April 2023 is £18,250pa

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

£23,500 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 | 01224 202 836

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: JANUARY 2023**

www.shepherd.co.uk

