

# TO LET

## INDUSTRIAL UNIT WITH OFFICE AND MEZZANINE

Gross Internal Area –  
219.71 SQM (2,365 SQFT)

Rental - £20,500 per annum

Within popular industrial estate

Mid Terraced Unit

Forecourt with 4 parking spaces

VIRTUAL TOUR 

**UNIT 13 AIRWAYS INDUSTRIAL ESTATE, PITMEDDEN ROAD, DYCE,  
ABERDEEN, AB21 0DT**

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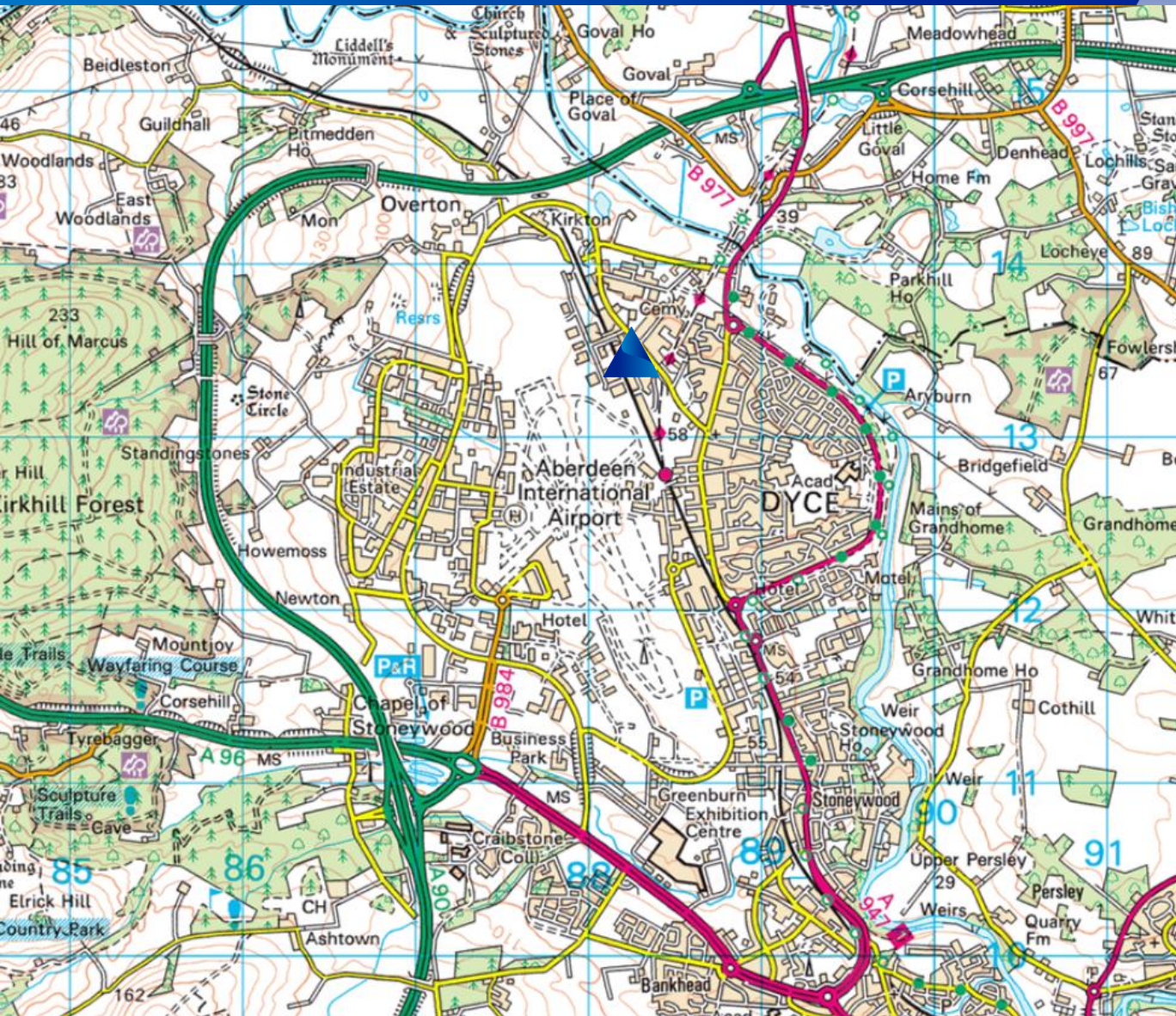






## Location

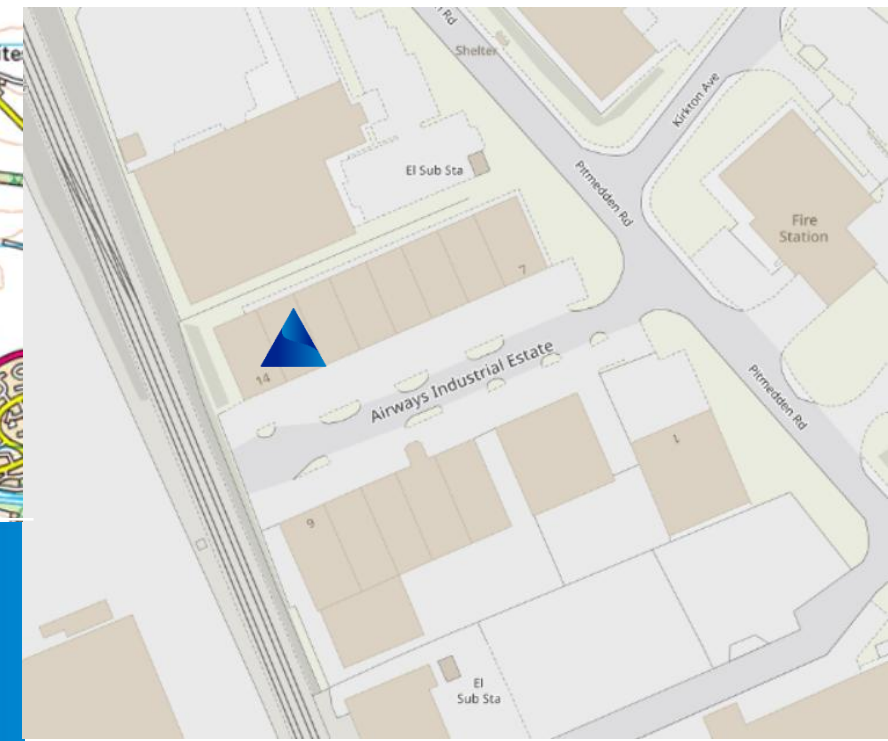
UNIT 13 AIRWAYS INDUSTRIAL ESTATE,  
PITMEDDEN ROAD, DYCE, ABERDEEN, AB21 0DT



**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**



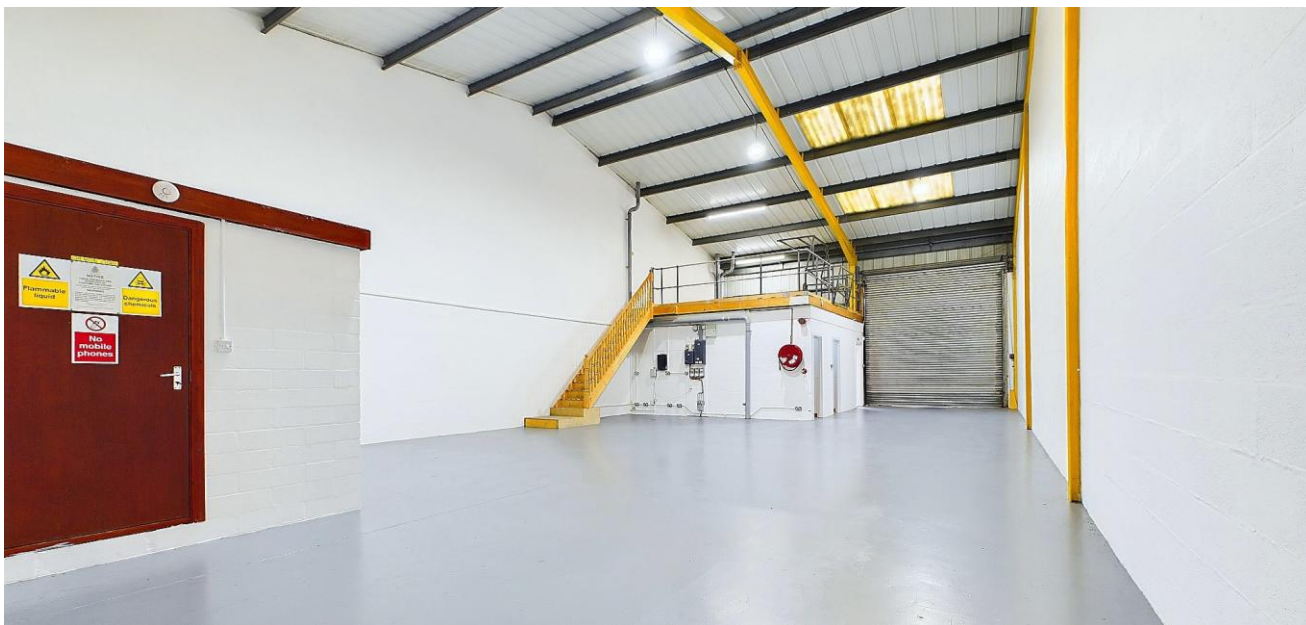
FIND ON GOOGLE MAPS





# Description

UNIT 13 AIRWAYS INDUSTRIAL ESTATE,  
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The unit is of a 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 unit is laid out to provide warehouse and office accommodation with access either via an electric 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 LED fitments. The mezzanine is accessed via a fixed timber staircase.

The office flooring has been overlaid in carpet with plasterboard walls and a suspended ceiling incorporating light box fitments.

Two W.C's along with a kitchenette are located within the office block.

## Car Parking

There is a forecourt with 4 parking spaces.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Warehouse</b>	152.37	1,640
<b>Office</b>	33.67	362
<b>Mezzanine</b>	33.67	362
<b>TOTAL</b>	<b>219.71</b>	<b>2,365</b>

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 in the Valuation Roll at a Rateable Value of £17,500pa.

The Uniform Business Rate for 2024/2025 is 49.8p in the £. The rates payable are therefore £8,715

An incoming occupier would have the opportunity to appeal the rateable value.

## 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.

## Rental

£20,500 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.



## Get in Touch

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



**James Morrison**

[james.morrison@shepherd.co.uk](mailto: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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