

**VIDEO
TOUR**
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INDUSTRIAL UNIT WITH OFFICES AND FORECOURT

- > GROSS INTERNAL AREA – 1931.07 SQM (20,786 SQFT)
- > RENTAL - £150,000 PER ANNUM
- > WITHIN POPULAR INDUSTRIAL ESTATE
- > LARGE FORECOURT AND CAR PARKING TO THE FRONT OF THE UNIT

TO LET

**UNIT 1, DYCE INDUSTRIAL PARK, 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 on the east side of Wellheads Crescent within the Wellheads Industrial Estate, Dyce which itself is located approx. 7 miles northwest of Aberdeen City Centre.

Commercial occupiers in the surrounding area include RWG, BP HQ, Scot JCB, and Unity Well Integrity.

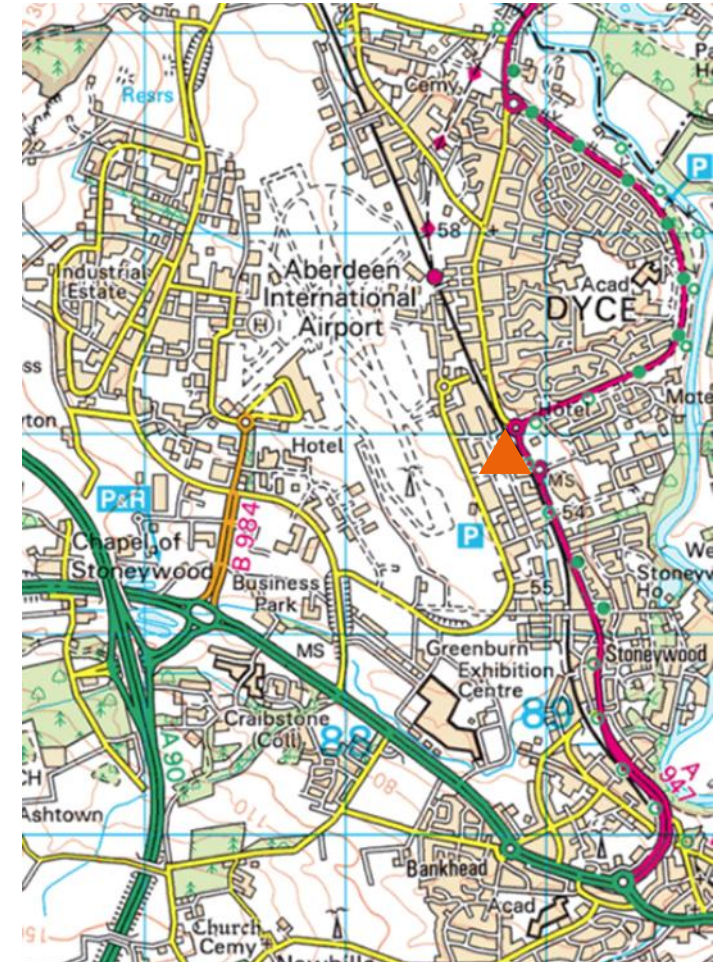
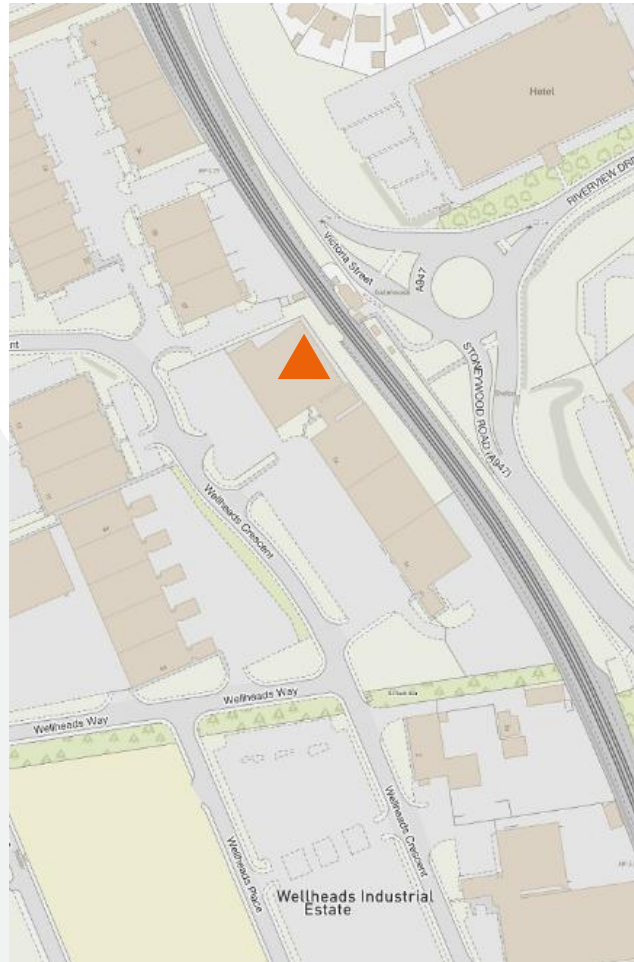
DESCRIPTION

The property comprises of a modern detached industrial unit and is laid out to provide warehouse, wash bay, office, canteen and staff welfare. The building is of a steel portal frame construction with brickwork walls to dado height and clad thereafter. The roof over is pitched and clad with insulated metal sheeting incorporating translucent roof panels.

The warehouse is accessed via 2 roller shutter doors or via double pedestrian doors from the offices with the flooring being concrete. The ceiling is to the inside face of the cladding with the walls being painted concrete blockwork. Artificial lighting is provided by a number of high bay LED light fittings. A lean to steel portal frame wash bay has been constructed adjacent to the workshop and can be accessed via a roller shutter door or via the workshop.

The office accommodation is over ground and first floor and is a mixture of open plan and cellular offices with the walls being painted plasterboard and ceiling suspended acoustic incorporating CAT 2 lighting. The flooring is primarily over laid in carpet. Male and female w.c.'s are located in this area.

There is a further single storey building of blockwork construction providing a large canteen and welfare facilities.



ACCOMMODATION

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.

ACCOMMODATION	SQM	SQFT
Warehouse	1,165.62	12,547
Wash bay	70.71	761
Office G/F	253.69	2,731
Office F/F	246.78	2,656
Link building	194.27	2,091
Total	1931.07	20,786

SERVICES

Mains electricity (3 phase), water, gas and drainage are installed. gas heating has been installed in the warehouse.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £149,000.

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.

VAT

All figures quoted are exclusive of Value Added Tax.

RENTAL

£150,000 per annum, exclusive.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of C.

ENTRY

Immediately upon completion of legal formalities.

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

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