



TO LET

**INDUSTRIAL FACILITY WITH
OFFICES AND LARGE YARD**

Warehouse – 1,840sqm (19,807sqft)

Offices – 1,474sqm (15,869sqft)
Can be reduced if required

Yard – 12,426sqm (133,750sqft)
Can be split if required

Overhead Cranes within warehouse
Bay 2 – 15T & 10T
Bay 3 – 10T & 10T

Rental - £315,000 per annum



FIND ON GOOGLE MAPS

**STONEYWOOD, STONEYWOOD PARK, DYCE,
ABERDEEN, AB21 7DZ**

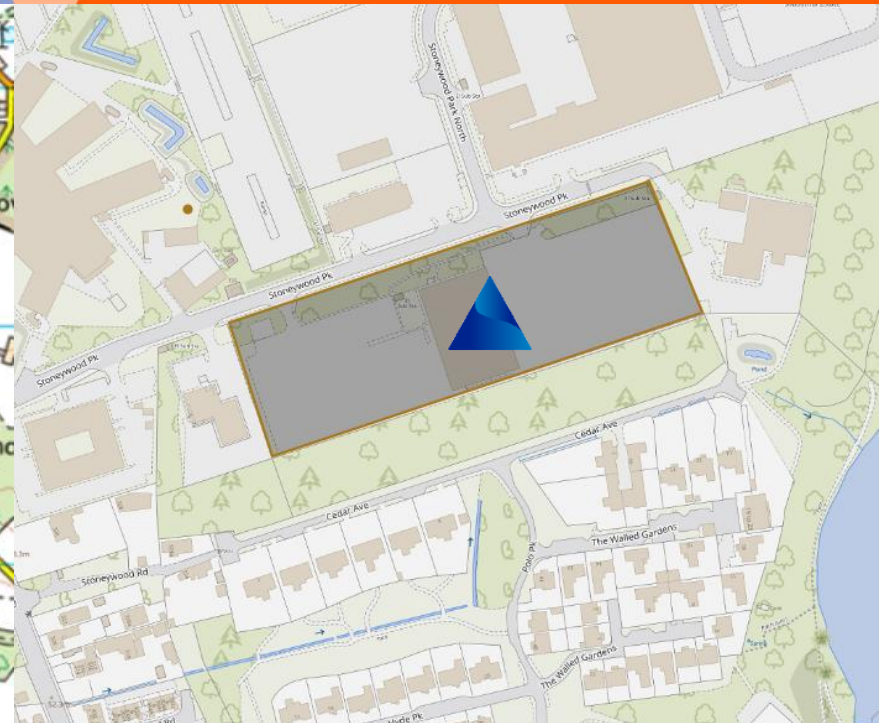
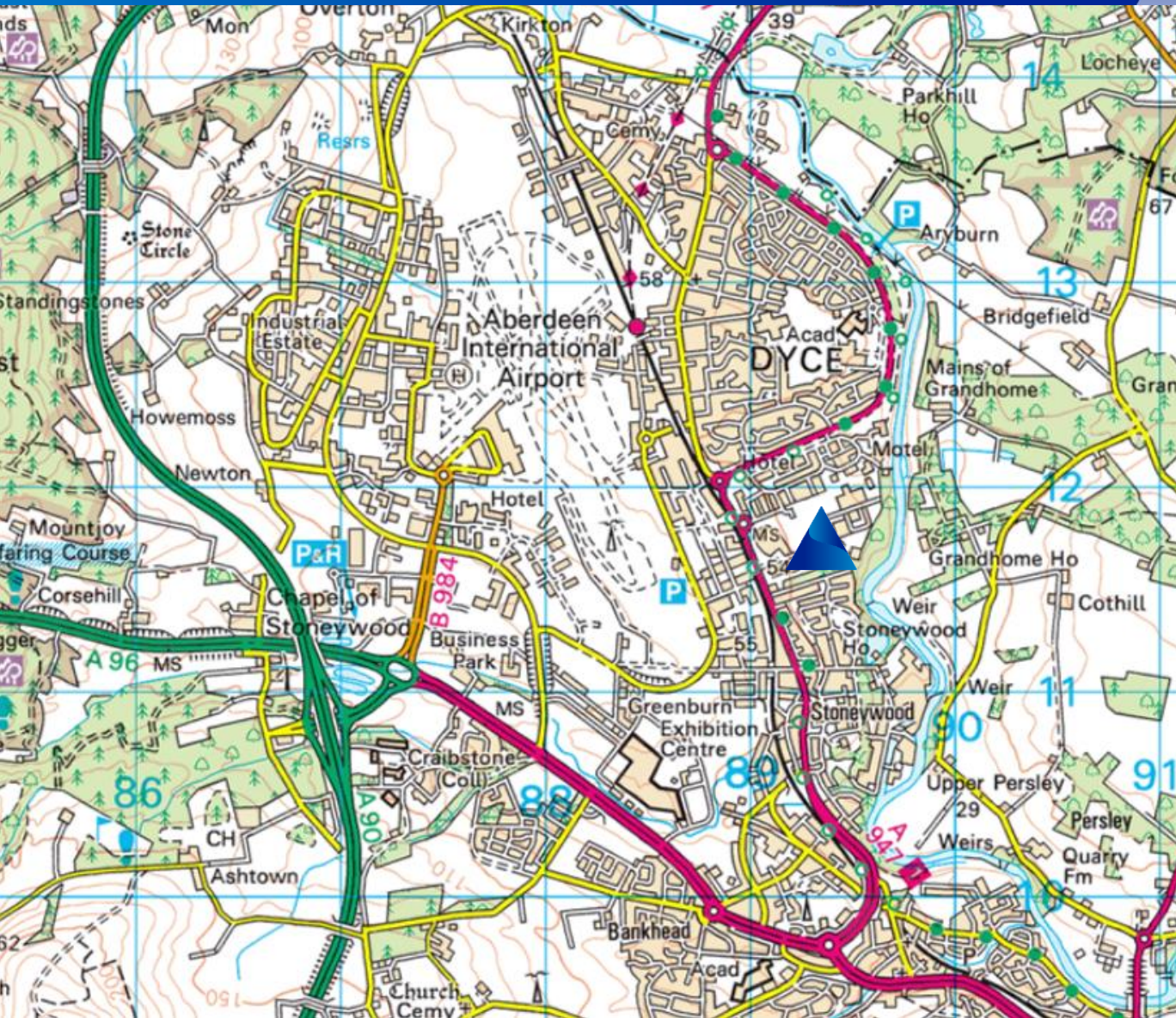
CONTACT: James Morrison | james.morrison@shepherd.co.uk | 01224 202 836 | shepherd.co.uk





Location

STONEYWOOD SOUTH, STONEYWOOD PARK, DYCE,
ABERDEEN, AB21 7DZ

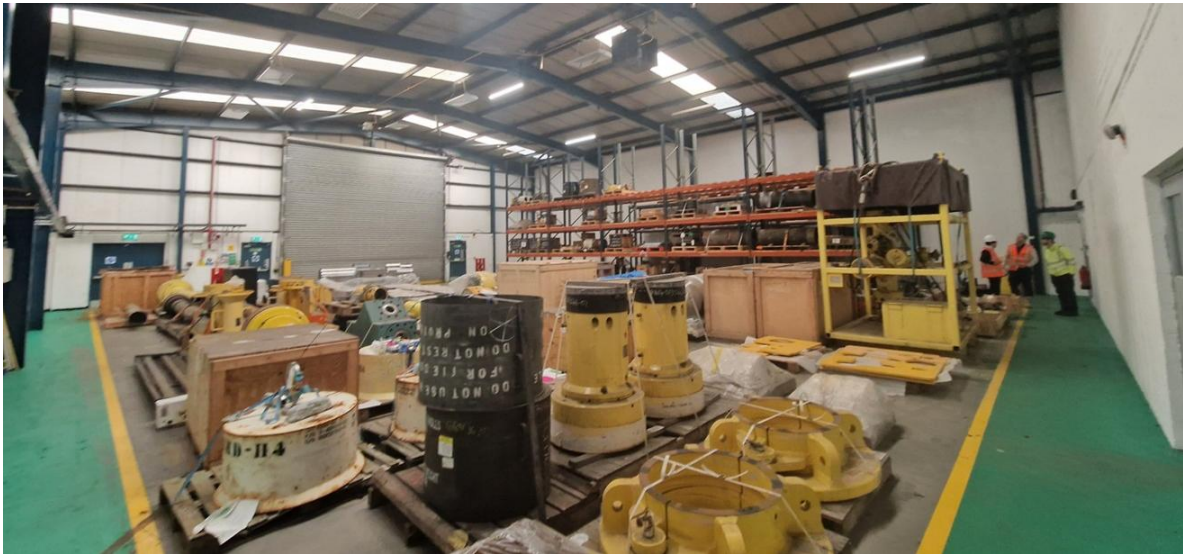


Industrial Facility with Offices and Large Yard



Photos

STONEWOOD SOUTH, STONEYWOOD PARK, DYCE,
ABERDEEN, AB21 7DZ



Bay 1



Bay 2



Bay 3



Yard 1



Photos

STONEYWOOD SOUTH, STONEYWOOD PARK, DYCE,
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Board Room



Office / Lab Space



Canteen



Yard 2



Location

The subjects are located on the the south side of Stoneywood Park at it's junctions within Dyce. The location is well established industrial location and is in close proximity to Aberdeen International Airport and the City's heliports along with having rapid access to the local and national road network

Surrounding commercial occupiers include the BP Headquarter building and Innovex.

Description

The property comprises of a detached industrial unit with warehouse and office accommodation within a building of steel portal frame construction. The roof over is clad in metal profile sheeting with the walls being blockwork and metal profile sheeting.

The warehouse is laid out to provide 3 bays with bay 2 having a 15T & 10T overhead crane and bay 3 having two 10T cranes.

The office accommodation is over 3 floors with staff welfare facilities also being included within these areas.

Accommodation

The subjects have been measured on a gross internal area basis and provide the following accommodation

	m ²	ft ²
Warehouse	1,840	19,807
Office	1,474	15,869
TOTAL	3,314	35,676

Yard

The subjects benefit from a yard to the east and west of the unit measuring a total 12,426sqm / 133,750sqft.

Lease Terms

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

Rental

£315,000 per annum.

Entry

Immediately upon completion of legal formalities.

Rateable Value

The subjects are currently entered into the valuation roll at a Rateable Value of £320,000.

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

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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