



TO LET

INDUSTRIAL UNIT WITH OFFICE

Located within an established industrial location

Rental - £20,000 per annum

Gross Internal Area – 211.79sqm
(2,279 sqft)

Detached unit

Parking to front of unit for 6 cars

VIRTUAL TOUR 

**UNIT 4 SOUTH WELLHEADS INDUSTRIAL CENTRE, WELLHEADS
CRESCENT, DYCE, ABERDEEN, AB21 7GA**

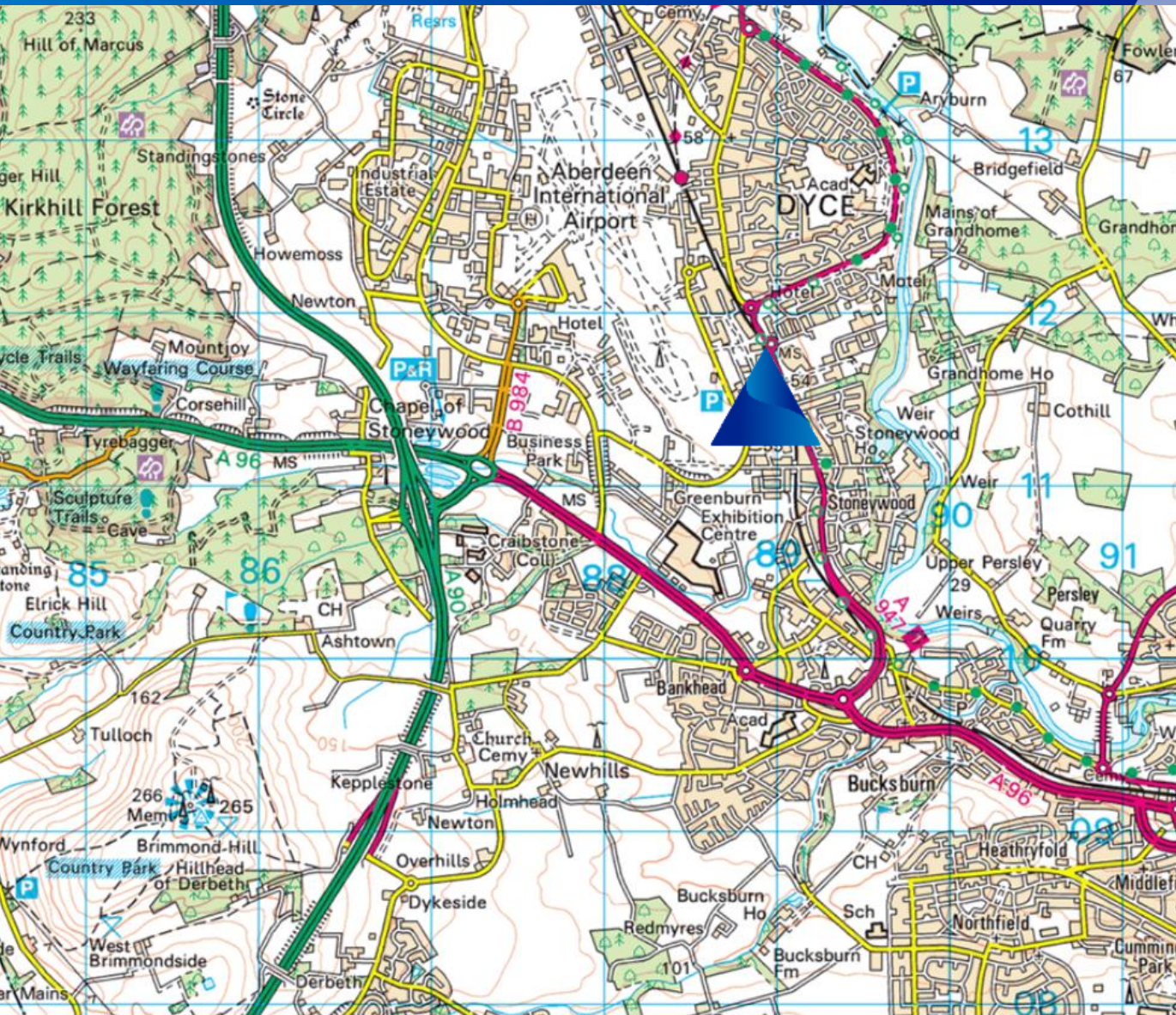
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Location

UNIT 4 SOUTH WELLHEADS INDUSTRIAL CENTRE,
WELLHEADS CRESCENT, DYCE, ABERDEEN, AB21
7GA



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.



Industrial Unit with Office



FIND ON GOOGLE MAPS



Description

**UNIT 4 SOUTH WELLHEADS INDUSTRIAL CENTRE,
WELLHEADS CRESCENT, DYCE, ABERDEEN, AB21
7GA**



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.

Internally, the property is laid out to provide workshop, office, kitchen and a w.c.

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 fluorescent strip fitments.



Accommodation

	m ²	ft ²
Warehouse	198.57	2,137
Office	13.22	142
TOTAL	211.79	2,279

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).



Floor Plan

UNIT 4 SOUTH WELLHEADS INDUSTRIAL CENTRE,
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The Detail

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Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £16,750pa. The rates poundage for 2025/2026 is 49.8p in the £.

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. A gas connection is in situ however no services are currently connected.

Rental

£20,000 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:



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Shepherd Chartered Surveyors

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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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