

TO LET

**INDUSTRIAL UNIT WITH
OFFICES & YARD**

**Gross Internal Area –724.38sqm /
7,808sqft**

Yard – 410.25sqm / 4,415sqft

Detached unit

Rental - £60,000 per annum

VIRTUAL TOUR



**UNIT 6,7 & 8 KIRKTON AVENUE, DYCE, ABERDEEN,
AB21 0BF**

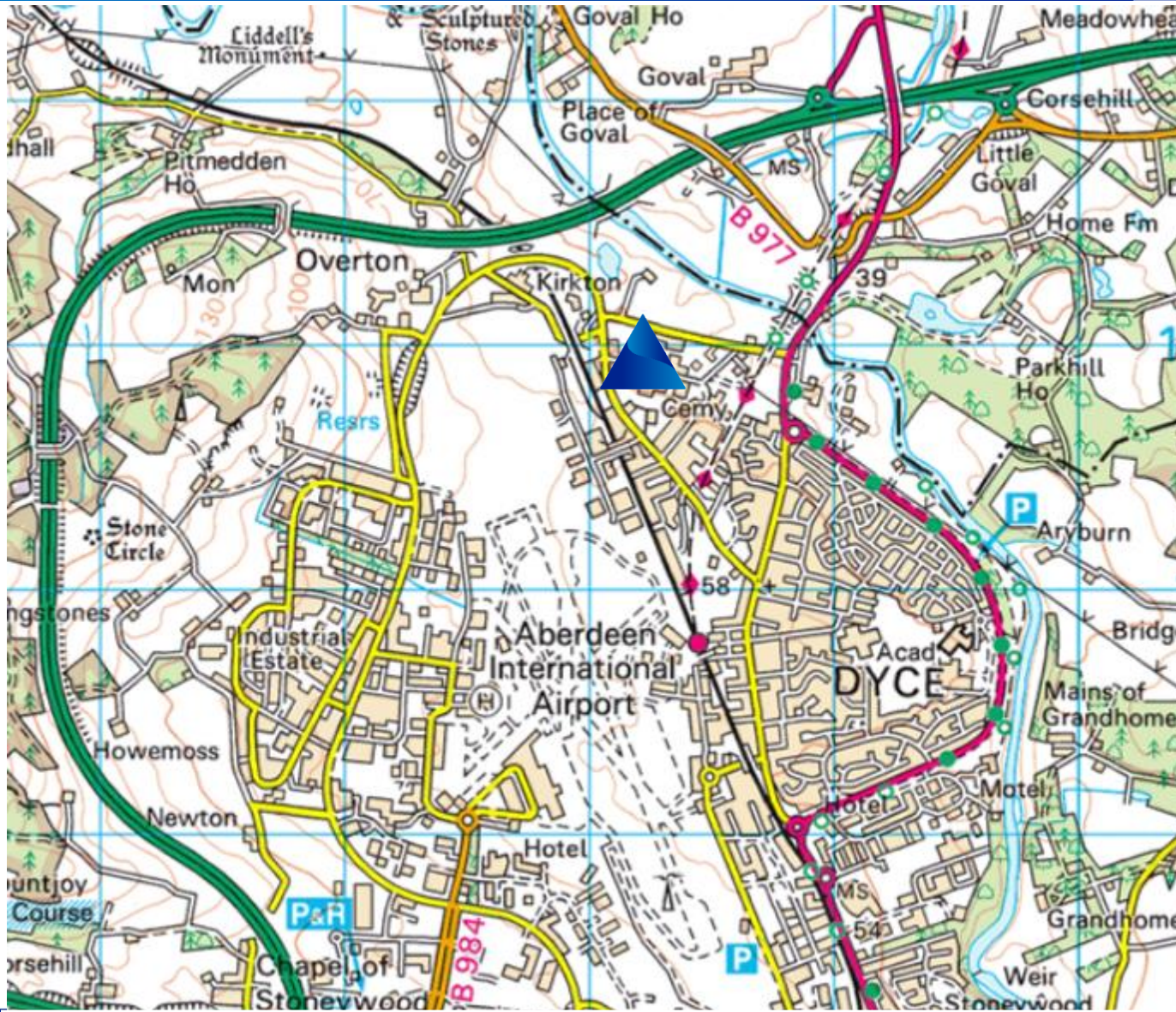
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James Cavanagh | james.cavanagh@shepherd.co.uk | 01224 202 800**





Location

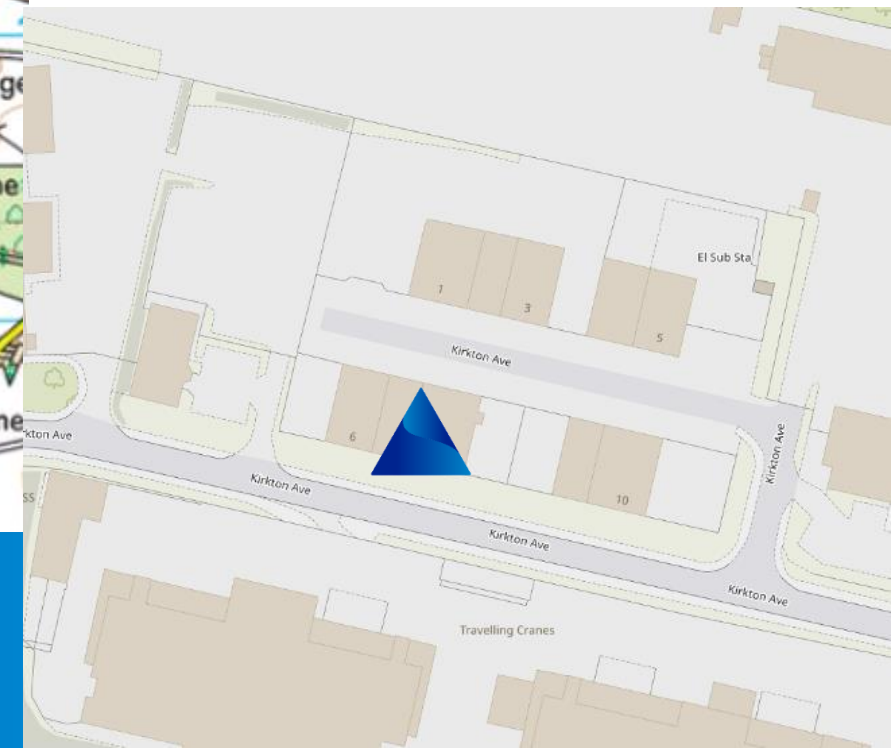
UNIT 6,7 & 8 KIRKTON AVENUE, DYCE, ABERDEEN, AB21 0BF



The subjects are situated within the Pitmedden Road Industrial Estate which is a popular industrial location within the Dyce area of the city.

The Industrial Estate itself is situated to the west of Aberdeen International Airport and is approximately 7 miles north west of Aberdeen city centre.

More specifically, the unit is situated within a development comprising of 10 industrial units on the north side of Kirkton Avenue.



Detached industrial unit with office and yard in established estate



FIND ON GOOGLE MAPS



Description

UNIT 6,7 & 8 KIRKTON AVENUE, DYCE,
ABERDEEN, AB21 0BF



The property comprises of a detached industrial unit of steel portal frame construction with harled concrete block dado walls and clad thereafter in insulated press steel. The roof over is pitched and similarly clad incorporating translucent roof panels.

Unit 6 & 7 are both laid out to provide workshop accommodation with offices, toilets and tea prep at the rear of the unit and are interconnected via a pedestrian door.

Unit 8 is laid out to provide workshop accommodation with offices, toilets and kitchen along the rear and east elevation of the unit.



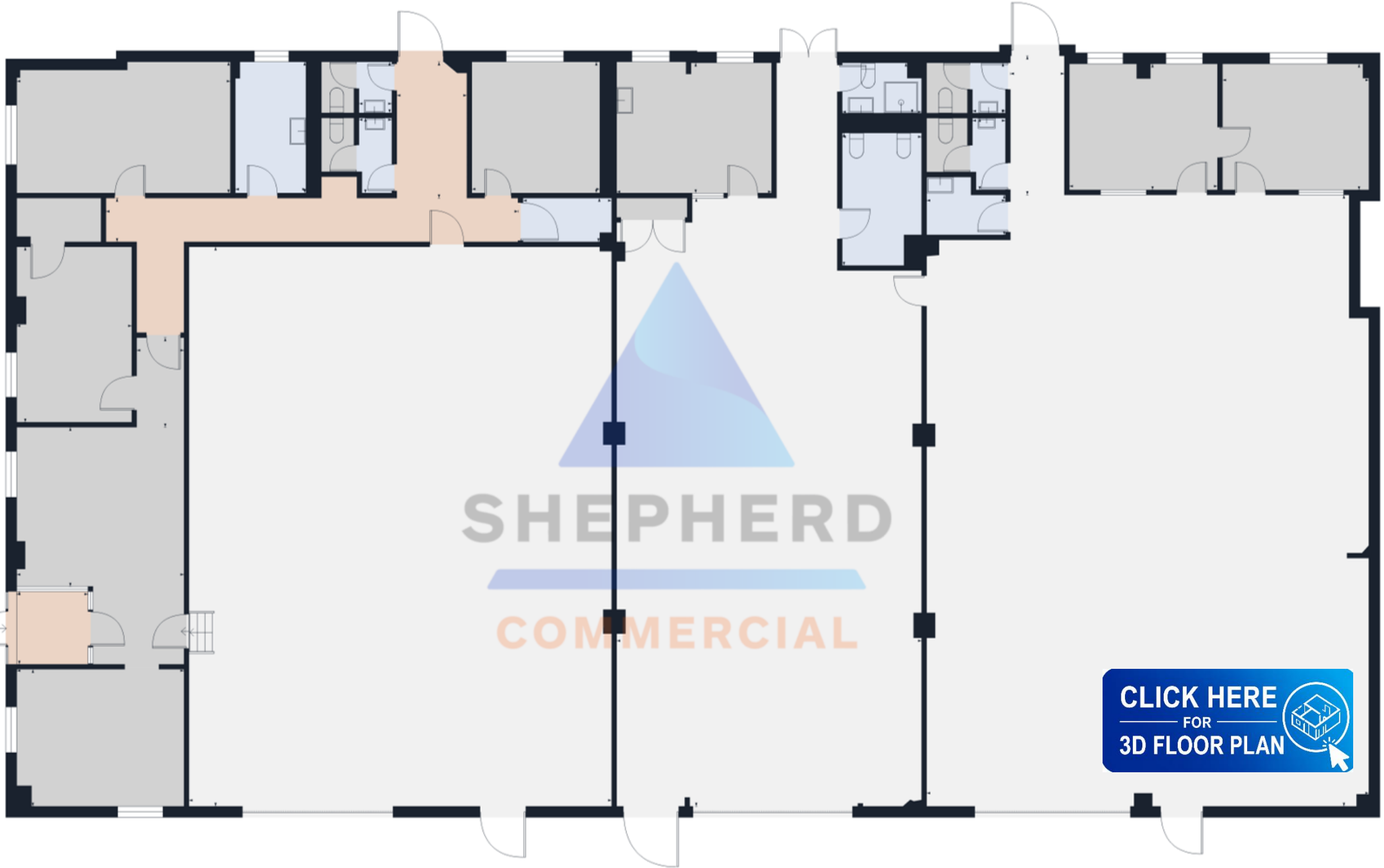
Internally, the flooring within the workshops is concrete with the walls and ceilings to the inside face of the blockwork & cladding. The offices are a mix of carpet and laminate flooring with the walls and ceilings being painted plasterboard.

A yard area can be found to the west of unit 6 and to the east of unit 8.



Floor Plan

UNIT 6,7 & 8 KIRKTON AVENUE, DYCE,
ABERDEEN, AB21 0BF



CLICK HERE
FOR
3D FLOOR PLAN

A small icon of a 3D floor plan with a mouse cursor pointing at it, located to the right of the text.



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.

	m ²	ft ²
Unit 6		
Warehouse	189.42	2,039
Offices & staff areas	42.60	459
Unit 7		
Warehouse	158.00	1,701
Offices & staff areas	23.61	254
Unit 8		
Warehouse	166.95	1,797
Offices & staff areas	144.80	1,559
TOTAL	724.38	7,808

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £62,500pa. An occupier would have the opportunity to appeal the Rateable Value.

Lease Term

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

Rental

£60,000 per annum.

Energy Performance Certificate

The subjects have an EPC Rating of E.

Entry

Immediate upon completion of legal formalities.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

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

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Get in Touch

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



James Morrison

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James Cavanagh

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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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