

For Sale / To Let



Detached Office Building with 102 Car Parking Spaces

Wellheads Crescent
Dyce
Aberdeen

1,787 sq.m (19,233 sq.ft)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

The building is a detached two storey office building situated at the corner of Wellheads Drive and Wellheads Crescent in the established Wellheads Industrial Estate in Dyce. The building sits on a site of approximately 0.81 hectares (2 acres). The exact location is shown on the above plan for identification purposes only.

Description

The building comprises a mix of open plan and cellular accommodation with a series of meeting rooms, offices, kitchens, changing and toilet facilities. A platform lift is located within the building rendering it fully DDA compliant.

The building has a modern specification with comfort cooling throughout, raised access floors in part, a mix of suspended acoustic tiled ceilings with inset defused fluorescent lighting.

102 car parking spaces are provided on site.

EPC Rating

EPC rating - F

Rateable Value

The premises are contained in the Valuation Roll as part of a larger entity and will require to be reassessed on occupation.

Entry

Immediately on conclusion of legal missives.



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Floor Areas

The building has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following area derived

Ground Floor

Reception:	67.7 sq.m	(728 sq.ft)
Offices:	849.9 sq.m	(9,148 sq.ft)
Kitchen:	22.7 sq.m	(245 sq.ft)
Total Ground Floor	940.3 sq.m	(10,121 sq.ft)

First Floor

Office:	798.0 sq.m	(8,590 sq.ft)
Kitchen:	33.7 sq.m	(362 sq.ft)
Storage:	15.0 sq.m	(161 sq.ft)
Total First Floor	846.7 sq.m	(9,112 sq.ft)

Overall Total	1,787 sq.m	(19,233 sq.ft)
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Sale Price

It is our clients preference to sell their heritable interest in the property and further information pertaining to a sale price is available on request.

Lease Terms

The property is available on a new full repairing and insuring lease for a minimum period of ten years, incorporating an upward only rent review at 5 yearly intervals.

Rent

£345,000 per annum exclusive of VAT.

VAT

Will be payable at the standard rate on all monies due under the lease and in addition to the sale price.

Legal Costs

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing tenant or purchaser will be responsible for any transactional property tax incurred and registration dues applicable.

Viewing & Offers

Viewing is strictly by arrangement with the sole letting/selling agents to whom all offers should be submitted in Scottish legal form.

All interested parties are requested to note their interest in writing in order to be ensured of being informed of any closing date that may be set.

Please Contact:

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

Money Laundering Regulations require us to conduct due diligence not only on our client but also on any purchasers.

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