

# **A3** | 2,790 sq ft

# Industrial unit to let at Lombard Centre -Unit A3

The Lombard Centre comprises 10 modern industrial units that are fitted to a high specification and benefit from generous on-site parking provisions. The estate is exceptionally well located within a few minutes drive-time to both Aberdeen International Airport and the new Aberdeen Western Peripheral Route.

Lease Type

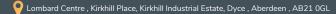


# Occupational Costs

	Per Annum	Per Sq Ft
Rent	£27,202.50	£9.75
Rates	£9,931.77	£3.56
Maintenance Charge	£3,208.50	£1.15
Insurance	£257.29	£0.09
Total Cost	£40,342.77	£14.46



# A3 | Lombard Centre







#### Location

This site is situated close to the A96 and A90 with swift access to Aberdeen and the M90 motorway further south.



### Road

This site is situated close to the A96 and A90 with swift access to Aberdeen and the M90 motorway further south.



## Aberdeen 0.8m

Rail
Dyce 1.0m, Aberdeen 6.1m, Inverurie 8.1m

## **Additional Information**

Planning Class	B2
Lease Summary	The unit is available on a new Internal Repairing and Insuring (IRI) lease for a period to be agreed.
Viewings	Strictly by prior appointment with the agents
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	available on request



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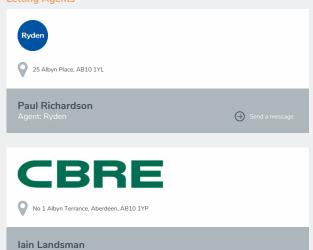


## **Key Contacts**

### Asset Manager



#### **Letting Agents**





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