


Industrial

A3 | Lombard Centre

 Lombard Centre, Kirkhill Place, Kirkhill Industrial Estate, Dyce, Aberdeen, AB21 0GL

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

New



Unit Summary

- Electric roller shutter door
- Highly Accessible Location
- Generous Circulation Space
- Ample Car Parking Available
- WC facilities
- Communal yard area

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

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

 For more info please visit: unit.info/43049

0800 122 3690

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Location

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



Road

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Airport

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

Key Contacts


Asset Manager




Asset Manager
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Letting Agents



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