



UNIT 10 & 11 WELLHEADS TERRACE, WELLHEADS INDUSTRIAL ESTATE, DYCE, ABERDEEN, AB21 7GF



UNIT 10

- **GIA: 454.01 SQ.M**
(4,887 SQ.FT)

UNIT 11

- **GIA: 448.26 SQ.M**
(4,825 SQ.FT)

- **SECURE YARD: 3,157 SQ.M**
(33,982 SQ.FT)

VIEWING & FURTHER INFORMATION:

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LOCATION:

The subjects are located on Wellheads Terrace within Wellheads Industrial Estate in Dyce which is directly adjacent to Aberdeen International Airport.

Wellheads Industrial Estate is situated on the eastern boundary of the airport and 5 miles north west of the City Centre. The location affords excellent access to the main road network, airport and railway station at Dyce and as a result is one of the prime industrial locations within the city.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The units comprise an end and mid terraced property within a development of five similar units with warehouse and ancillary office accommodation along with a substantial yard and car parking.

The units are of a steel portal frame construction which have blockwork walls to dado height and clad in profile metal sheeting thereafter. The office accommodation is located within a single storey building at the front elevation of blockwork design externally harled with a flat roof over.

Internally, within the warehouse the flooring is of a concrete finish with the walls being to the blockwork and thereafter the inside of the cladding. Vehicular access is provided by means of an electric operated roller shutter door along with a pedestrian door adjacent to the office. The office accommodation is laid out to provide an open plan office, a private office, canteen and male and female toilets.

YARD:

A secure yard which has been laid in a mixture of concrete and tarmac can be made available with the units or on its own. The yard has been calculated using Online Mapping Software and measures 3,157 sq.m (33,982 sq.ft)



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ACCOMMODATION:

The subjects provide the following accommodation:-

UNIT 10 ACCOMMODATION	M ²	FT ²
Warehouse	382.74	4,120
Office	71.27	767
Total	454.01	4,887

UNIT 11 ACCOMMODATION	M ²	FT ²
Warehouse	391.96	4,219
Office	56.30	606
Total	448.26	4,825

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RENTAL:

The rent will depend on the area leased and duration.

LEASE TERMS:

Our clients are seeking to lease the accommodation on Full Repairing and Insuring basis with any medium to long term lease durations subject to an upwards only rent reviews. .

RATEABLE VALUE:

The subjects are currently entered into the Valuation Roll at a Rateable Value of:

Unit 10: £56,000 per annum.

Unit 11: £39,000 per annum.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of:

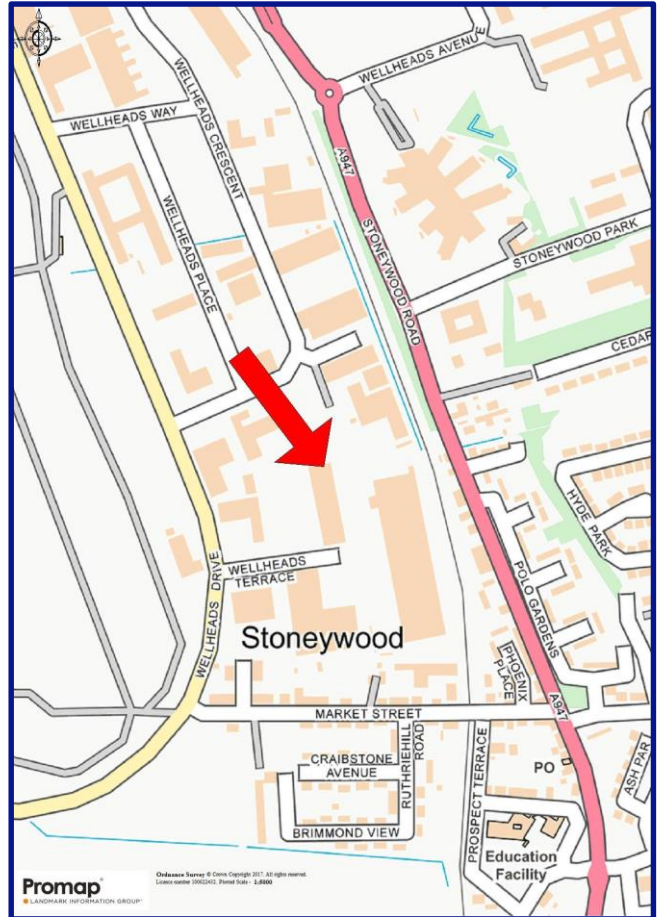
Unit 10: E

Unit 11: E

Further information and a recommendation report is available to seriously interested parties on request.

ENTRY DATE:

On conclusion of Legal formalities.



VAT:

All figures quoted are exclusive of VAT at the prevailing rate

VIEWING:

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

Shepherd Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

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