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25 Albyn Place, ABERDEEN AB10 1YL

TO LET
SUBSTANTIAL WAREHOUSE WITH
OFFICE ACCOMMODATION & YARD



UNIT D
WELLHEADS TERRACE
WELLHEADS INDUSTRIAL ESTATE
DYCE
ABERDEEN
AB21 7GA

Viewing is strictly by
arrangement with the sole
letting agent.

Floor space:
2,414 sq m (25,982 sq ft)

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Location:

The property is situated within Wellheads Industrial Estate in Dyce, which is directly adjacent to Aberdeen International Airport off Wellheads Terrace. Wellheads Industrial Estate is one of Aberdeen's most popular estates, situated on the eastern boundary of the airport and 5 miles north-west of Aberdeen city centre. The location affords excellent access to the main road network, airport and railway station at Dyce.

Surrounding occupiers within the vicinity include; Iron Mountain, Weatherford, Rolls Wood Group, Tyco, Dril-Quip (Europe) and Honeywell Control Systems.

The exact location is shown on the above plan.

Description:

The property comprises a substantial high bay industrial premises with the benefit of a substantial secure yard area.

The building is of steel portal frame construction and clad with a profile steel sheet cladding system. The roof is pitched, incorporating translucent panels. The warehouse is accessed by an electrically operated roller shutter door.

Internally, the warehouse space contains a two storey office pod over ground and first floors. The warehouse has a clear eaves height of some 7.4m and a concrete floor.

Externally, there is a good yard provision to both the front and side property and an extensive unmarked car parking facility to the front of the premises, which offers the potential to be utilised as additional yard space.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived: -

Warehouse	2,328 sq m	(25,059 sq ft)
Offices	50 sq m	(538 sq ft)
Mezzanine	36 sq m	(385 sq ft)
Total	2,414 sq m	(25,982 sq ft)

There is also a hardcore yard of 2,992 sq yds/2,501 sq m

Rateable Value:

We are advised that the subjects are currently entered in to the Valuation Roll as follows:

NAV/RV: £195,000

Details on the current uniform business rates and sewage rates are available on request.

Lease Terms:

Our clients are looking to assign or sub-let their lease which expires in August 2020. Alternatively, it may be possible to agree a new, longer term lease.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of D.

A copy of the EPC and the Recommendation Report can be provided upon request.

Rent:

Upon application.

VAT:

It is our understanding that VAT may be payable on all monies due under the lease.

Entry:

The subjects are available for immediate occupation, subject to the conclusion of the necessary legal formalities and upon obtaining the landlord's consent.

Legal Costs:

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

Viewing & Further Information:

To arrange a viewing or for further information, please contact:

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