

# WELLHEADS INDUSTRIAL CENTRE



WELLHEADS CRESCENT  
DYCE | ABERDEEN  
AB21 7GA

## TO LET

Refurbished industrial units

Sizes Ranging from approx.  
424.85 sq.m (4,573 sq.ft) to  
630.51 sq.m (6,787 sq.ft)

Popular Industrial Location

Close proximity to Aberdeen  
International Airport

Excellent connectivity to  
A96 & AWPR

Prominent position off  
Wellheads Drive







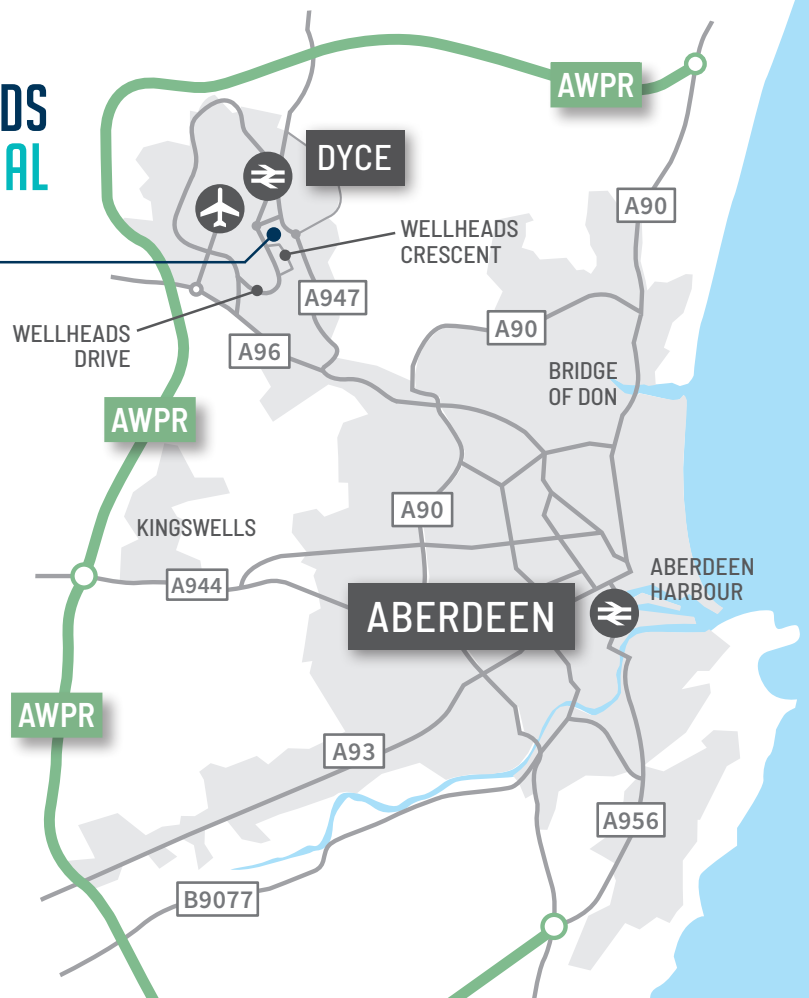
## WELLHEADS INDUSTRIAL CENTRE

### LOCATION

Wellheads Industrial Centre is located approximately 7 miles North West of the city centre, on the eastern boundary of Aberdeen International Airport in Dyce. The Centre boasts excellent transport links through rail and road, with direct access to Wellheads Drive. This road connects to the A96, the main arterial route between Aberdeen and Inverness.

Accessibility will be further improved upon the completion of the Aberdeen Western Peripheral Route (AWPR). The nearest junction is located approximately 2 miles west and will provide easy access to the north, south and west of the city.

Occupiers within the estate include Rolls Wood Group, Ethos Energy, DB Schenker & Bond Offshore Helicopters.



PRIME INDUSTRIAL LOCATION > EXCELLENT CONNECTIVITY > CLOSE TO AIRPORT / A96 / AWPR







## DESCRIPTION

The development houses 36 similar industrial units of varying size arranged across seven terraces, each with ancillary office accommodation and associated car parking.

The subjects include mid and end-terraced units which have been fully refurbished and benefit from the following:

- Steel portal frame construction
- Painted concrete floor
- Profile metal clad roof
- Electric roller shutter door
- High bay lighting
- Gas fired warm air blower
- Eaves height of approx. 5.5m
- Open plan offices
- New UPVC windows
- Dedicated parking

## FLOOR AREAS

UNIT	ACCOMMODATION	SQ.M	SQ.FT
<b>UNDER OFFER</b>	A2 Workshop	451.69	4,862
	Ground Floor Office	78.87	849
	First Floor Office	87.32	940
	<b>Total</b>	<b>617.88</b>	<b>6,651</b>
<b>UNDER OFFER</b>	A3 Workshop	451.50	4,860
	Ground Floor Office	93.27	1,004
	First Floor Office	85.74	923
	<b>Total</b>	<b>630.51</b>	<b>6,787</b>
<b>E27</b>	Workshop	296.23	3,189
	Offices	128.62	1,384
	<b>Total</b>	<b>424.85</b>	<b>4,573</b>
<b>E30</b>	Warehouse	322.21	3,468
	Ground Floor Office	56.30	606
	First Floor Office	52.07	560
	<b>Total</b>	<b>430.58</b>	<b>4,634</b>

## LEASE TERMS

The subjects are available on a new full repairing and insuring lease. Any medium/long term leases will provide for periodic rent reviews.

## RENT

Unit A2	£ 65,000 per annum
Unit A3	£ 66,000 per annum
Unit E27	£ 45,000 per annum
Unit E30	£ 43,750 per annum

## RATEABLE VALUE

The subjects are currently entered into the valuation roll as follows:

Unit A2	£ 50,500
Unit A3	£ 49,500
Unit E27	£ 36,500
Unit E30	£ 35,250

## LEGAL COSTS

Each party will bear their own legal costs. The tenant will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable.

## ENERGY PERFORMANCE RATING

Unit A2	D
Unit A3	E
Unit E27	G
Unit E30	F

Full documentation is available upon request.

## VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

## ENTRY

Immediate upon the conclusion of legal missives.



## VIEWINGS & OFFERS

To arrange a viewing or for further information, please contact Savills or Knight Frank.



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