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





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

| | FLO | OR AREAS | | |
|---|------------|---------------------|--------|-------|
| | UNIT | ACCOMMODATION | SQ.M | SQ.FT |
| | A2 | Workshop | 451.69 | 4,862 |
| UNI | DER FER | Ground Floor Office | 78.87 | 849 |
| | | First Floor Office | 87.32 | 940 |
| | | Total | 617.88 | 6,651 |
| | А3 | Workshop | 451.50 | 4,860 |
| IINI | DER FER | Ground Floor Office | 93.27 | 1,004 |
| • | | First Floor Office | 85.74 | 923 |
| | | Total | 630.51 | 6,787 |
| | E27 | Workshop | 296.23 | 3,189 |
| | | Offices | 128.62 | 1,384 |
| | | Total | 424.85 | 4,573 |
| | E30 | Warehouse | 322.21 | 3,468 |
| | | Ground Floor Office | 56.30 | 606 |
| | | First Floor Office | 52.07 | 560 |
| | | Total | 430.58 | 4,634 |

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 | А3 | £ 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 | А3 | 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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