

TO LET

INDUSTRIAL UNIT



UNIT 9, KIRKHILL PLACE, DYCE, ABERDEEN, AB21 0GU

- GIA: 273.33 SQ.M (2,952 SQ.FT)
- WITHIN AN ESTABLISHED INDUSTRIAL LOCATION
- ACCESS TO A SHARED YARD
- TO BE REFURBISHED

Shepherd Chartered Surveyors

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Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy
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LOCATION:

The subjects are located on Kirkhill Place in between its junctions with Walton Road and Kirkhill Road, a short distance from Dyce Drive, the main road service in Kirkhill Industrial Estate within the Dyce area of Aberdeen.

Kirkhill Industrial Estate is situated adjacent to Aberdeen International Airport, Heliport Terminals and is approximately 7 miles north west of the City Centre.

DESCRIPTION:

The subjects comprise of an end terraced industrial unit which is laid out to provide warehouse, office, W.C., mezzanine and shared yard facilities. The subjects are of steel portal frame construction with blockwork walls externally rendered to the lower sections with the upper sections being clad in profile metal sheeting. The roof over is pitched and similarly clad incorporating a number of translucent roof panels.

Internally within the warehouse section of the subjects the floor is of a painted concrete design with the walls and ceilings to the inside face of blockwork and cladding. Artificial lighting is provided by a number of fluorescent strip light fitments and spotlight fitments. There is an area within the subjects provided for office use. Within this area the floors have been carpeted and walls have been plastered and painted. Ceilings have also been plastered and painted and incorporate fluorescent strip light fitments. Male and female W.C. facilities are located towards the rear of the property with the addition of a mezzanine floor level added in above the office area. The property benefits from a manual roller shutter door and a 3 phase electric supply.

The subjects shall be undergoing a substantial refurbishment, further details of the refurbishment can be forwarded on to seriously interested parties.

ACCOMMODATION:

The subjects provide the following accommodation:

Accommodation	M ²	FT ²
Ground Floor	234.93	2,529
Mezzanine Level	38.4	413
Total	273.33	2,942

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.

RATING:

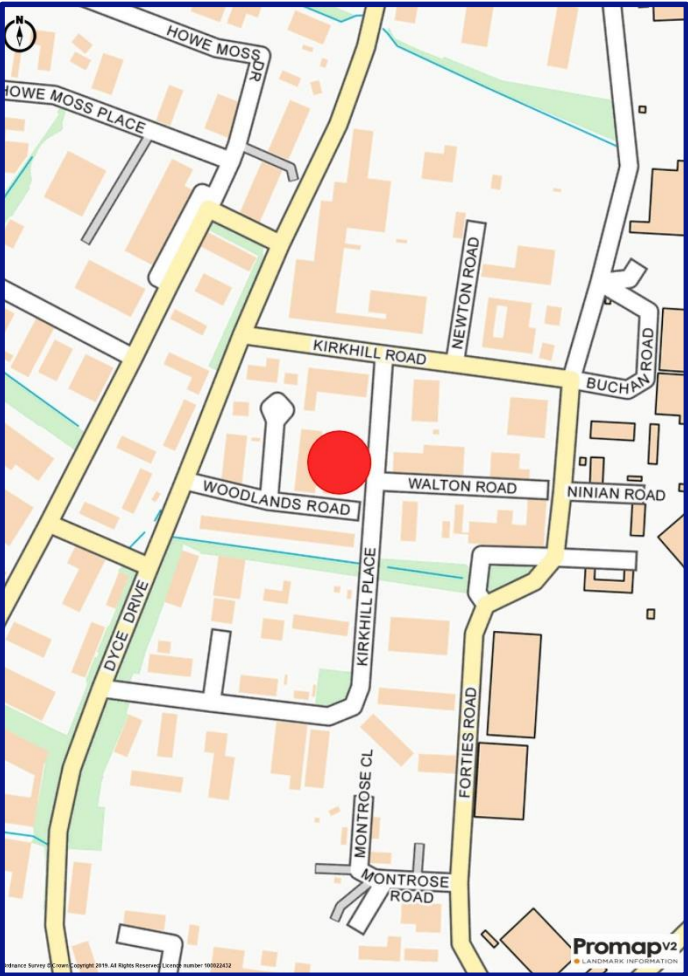
The subjects are currently entered into the Valuation Roll at a Rateable Value of £20,000. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

RENTAL:

A rental of £21,000 per annum exclusive of VAT is sought. As is standard practice this will be payable quarterly in advance with any medium to long term lease durations incorporating upward only rent review provisions.

VAT:

All rents, prices, premiums etc., are quoted exclusive of VAT.



ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of 'G'. Further information and a recommendation report is available to seriously interested parties on request.

LEGAL COSTS:

As is standard practice the ingoing tenant will be responsible for Aberdeen City Councils Legal Costs associated with the transaction.

VIEWING:

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

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