

AXIS



TO LET

DETACHED INDUSTRIAL UNIT WITH SECURE YARD

WELLINGTON CIRCLE, AB12 3JG

WORKSHOP: 9,338 SQ.FT | OFFICES: 3,161 SQ.FT | YARD: 12,496 SQ.FT



KNIGHT PROPERTY GROUP

Surrounding Occupiers & Amenities

LOCATION

Axis occupies a highly prominent position on Wellington Circle, with frontage to Wellington Road (A956) - a major arterial route into Aberdeen City from the south. Aberdeen harbour is less than 2 miles north and the A90 and the forthcoming Aberdeen Western Peripheral Route (AWPR) is less than 1 mile south.

SPECIFICATION

- Self contained industrial unit
- Fenced and gated concrete yard
- Electrically operated roller shutter door
- Newly constructed reinforced concrete yard
- LED lighting throughout

AXIS

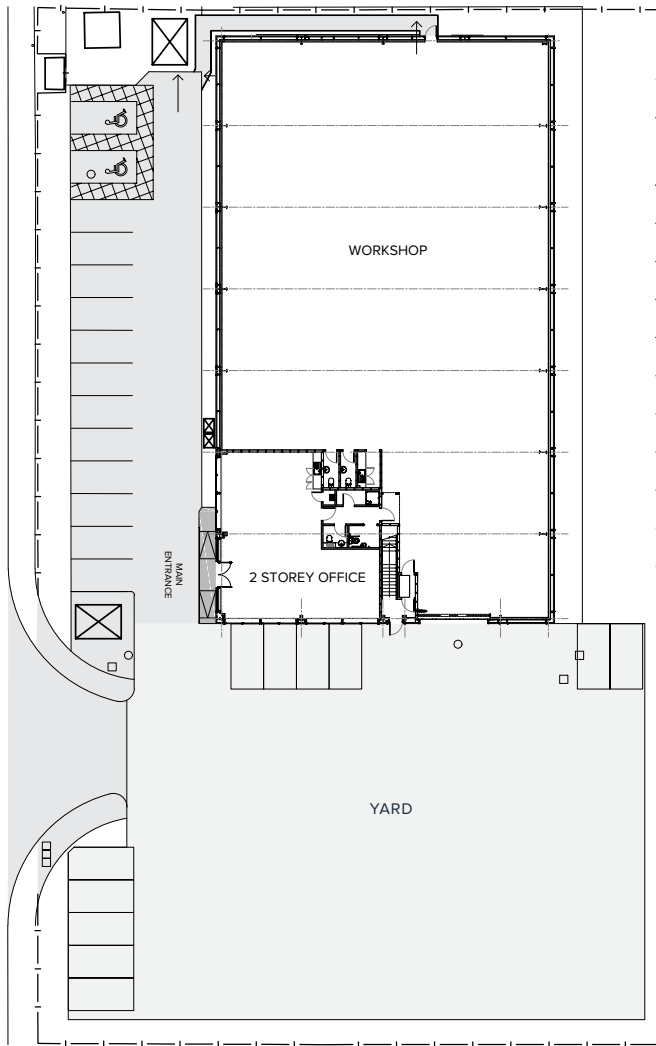


SURROUNDING OCCUPIERS & AMENITIES

- Wood Group
- FMC
- Maersk Oil
- Shell
- Weatherford
- Aberdeen Altens Hotel
- Ikea
- Royal Mail
- Makro
- Pure Gym
- Starbucks
- Burger King

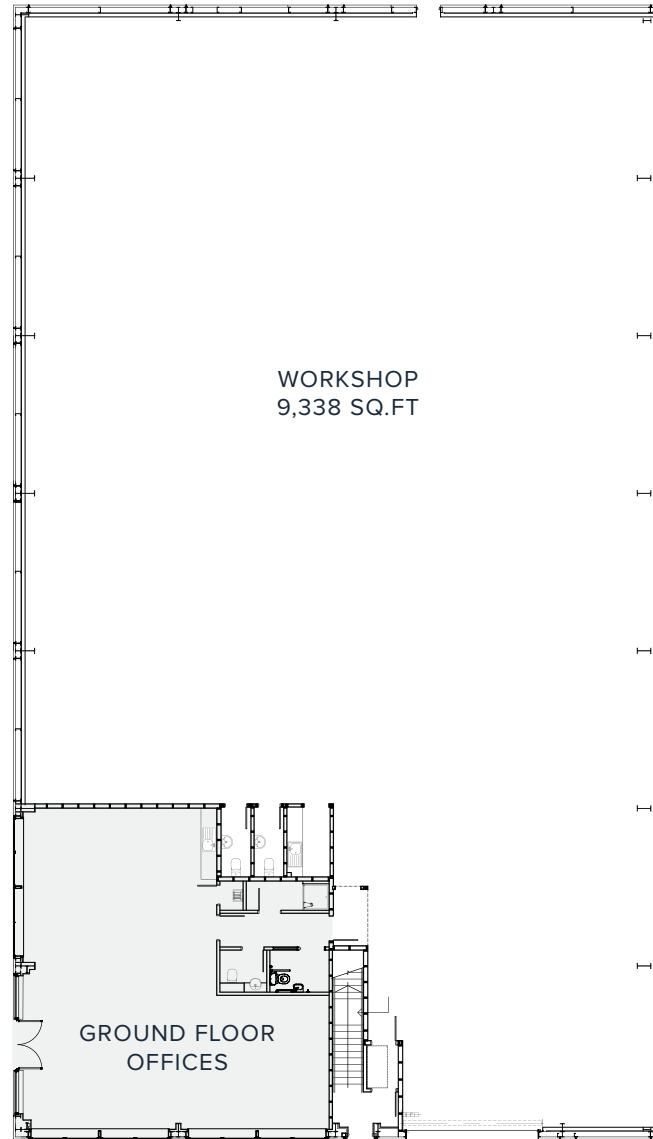


SITE PLAN



WORKSHOP: 9,338 SQ.FT
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FIRST FLOOR



SECOND FLOOR



Location: Close proximity to numerous amenities



Transport links: Excellent access to southbound A90 and AWPR.



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www.knightpg.co.uk

LEASE TERMS:

The property is available to let on full repairing and insuring terms. Further information is available on request from the letting agents

RATEABLE VALUE:

The building is currently contained as part of a larger entry on the Valuation Roll. The entry will require to be split and the Rateable Value assessed prior to occupation. An estimate can be provided to interested parties.

VAT:

All monies quoted are exclusive of VAT which may be payable.

LEGAL COSTS:

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

ENTRY:

On conclusion of legal missives.

VIEWINGS & OFFERS:

Viewing is strictly by arrangement with the letting agents to whom all offers should be submitted in Scottish Legal Form.

To discuss how Knight Property Group can accommodate you at **AXIS**, please contact our letting agents:



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