

To Let/ For Sale

FLEXIBLE TERMS
REDUCED RENT



Detached Office and Workshop with Yard

Brimmond House
Kirkhill Place
Kirkhill Industrial Estate
Dyce
Aberdeen
AB21 0GU

980.7 sq.m (10,557 sq.ft)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

Aberdeen is recognised as a major international centre within the worldwide energy sector and is a major contributor to the Scottish and UK economies. The city is the European hub for oil and gas exploration and production in the North Sea. Expertise and techniques developed in Aberdeen are exported and adopted in energy provinces worldwide.

Situated in the Dyce area adjacent to Aberdeen's international airport this facility occupies a regular shaped site on the west side of Kirkhill Place between its junctions with Dyce Drive and Kirkhill Road. Communications to all parts of the city are excellent together with links by way of railway to the City Centre and beyond. Amongst others, occupiers in Dyce include Weatherford UK, Aker Solutions, Wood, BP, Halliburton and Baker Hughes.

Description

- A detached office and workshop/warehouse with yard.
- Main offices with cellular and open plan space.
- Further offices formed by de-mountable partitioning within workshop/warehouse envelope which can be removed.
- Separate workshop areas.
- 6m eaves.
- 3 no vehicular access doors.
- Concrete yard secured by gates and palisade fencing.
- Floodlighting from building.
- Exclusive car parking.

Floor Areas

Offices (including those within demountable partitions)		
Ground Floor	160.4 sq.m	
First Floor	<u>161.8 sq.m</u>	
Total	322.2 sq.m	(3,469 sq.ft)
Warehouse		
Ground Floor	515.0 sq.m	(5,543 sq.ft)
Mezzanine	143.5 sq.m	(1,545 sq.ft)
Total	658.5 sq.m	(7,088 sq.ft)
Total	980.7 sq.m	(10,557 sq.ft)
Yard	849 sq.m	(1,015 sq.yds)

The above gross internal floor areas have been calculated in accordance the RICS Code of Measuring Practice (Sixth Edition).

Rateable Value

£81,000.

Any new occupier will have a right of appeal against the value.

EPC

An EPC can be provided on request.

Lease Terms

Flexible lease terms including an attractive rent and incentive package available.

Price

The property is available For Sale and offers are invited. The site on which the building is constructed is held by ground lease and details are available on request.

Entry

By agreement and on conclusion of missives, including head landlord's consent.

Legal Costs

Each party will bear their own costs in concluding the transaction with the ingoing tenant responsible for any LBTT, dues of registration and any costs associated with obtaining head landlord's consent.

VAT

Any rent quoted is exclusive of VAT.

Viewing & Offers

Viewing is by arrangement with the letting agent to whom all offers should be submitted in writing.

Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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