

TO LET

**UNIT 4, INTERNATIONAL VIEW, ABZ BUSINESS PARK, DYCE**  
ABERDEEN  
AB21 0BJ

**MODERN INDUSTRIAL UNIT WITH SECURE YARD**

**1,451.96 SQ M (15,629 SQ FT)**



## LOCATION

The property is located on the west side of International Avenue in the heart of ABZ Business Park - one of Aberdeen's premiere business parks. By virtue of its location the park benefits from excellent connectivity with Aberdeen International Airport adjoining and direct access on to Dyce Drive and Wellheads Drive which both lead onto the A96 and the soon to be completed Aberdeen Western Peripheral Route.

Surrounding occupiers include; **Global Energy Group, Centurion Group, Bowtech, Axiom, SPX Corporation** and **Arcadion**.

## DESCRIPTION

The subjects, which were built in August 2014, comprise a modern detached industrial facility with 2-storey offices built within the main span of the building. The building is of steel portal frame construction with insulated steel clad walls and roof. There is a large open storage yard area to the side of the property which has a drained concrete surface and is secured with palisade fencing with double entrance swing gates. The remainder of the site to the front of the building is tarmac surfaced and provides 30 car parking spaces.

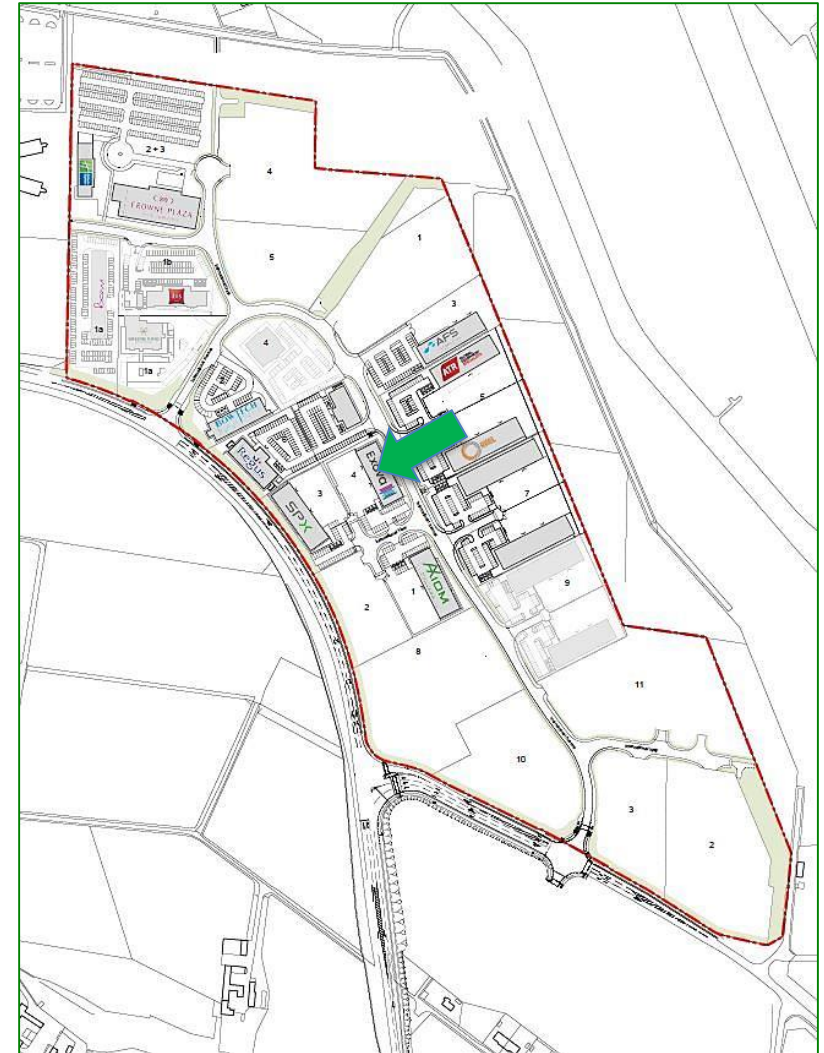
The subjects benefit from the following specification:

### Office

- + Open plan office space configured with a number of meeting rooms/managers offices.
- + DDA Compliant
- + 8 person lift
- + Cat 2 lighting
- + VRV heating/cooling system
- + 150mm raised access floor
- + Toilet and kitchen provision on both levels

### Warehouse

- + 2 No. electric roller doors (5m x 5m)
- + 3 phase power
- + 7.5m eaves height
- + High bay lighting
- + Hot air gas blowers
- + Secure concrete yard



## FLOOR AREAS

	Sq M	Sq Ft
Office (Ground & First Floor)	601.53	6,475
Warehouse	850.44	9,154
<b>TOTAL</b>	<b>1,451.96</b>	<b>15,629</b>
Secure Concrete Yard (Gross)	1,765.16	19,000

## LEASE TERMS

The property is currently held on an existing lease from 29 August 2014 expiring 28 August 2029. The lease allows provision for 5 yearly rent reviews with the first review due 29 August 2019.

Our client is looking to assign their leasehold interest, however, consideration will be given to shorter term flexible subleases.

## RENTAL

Upon Application.

## RATEABLE VALUE

£205,000, effective from 1 April 2017

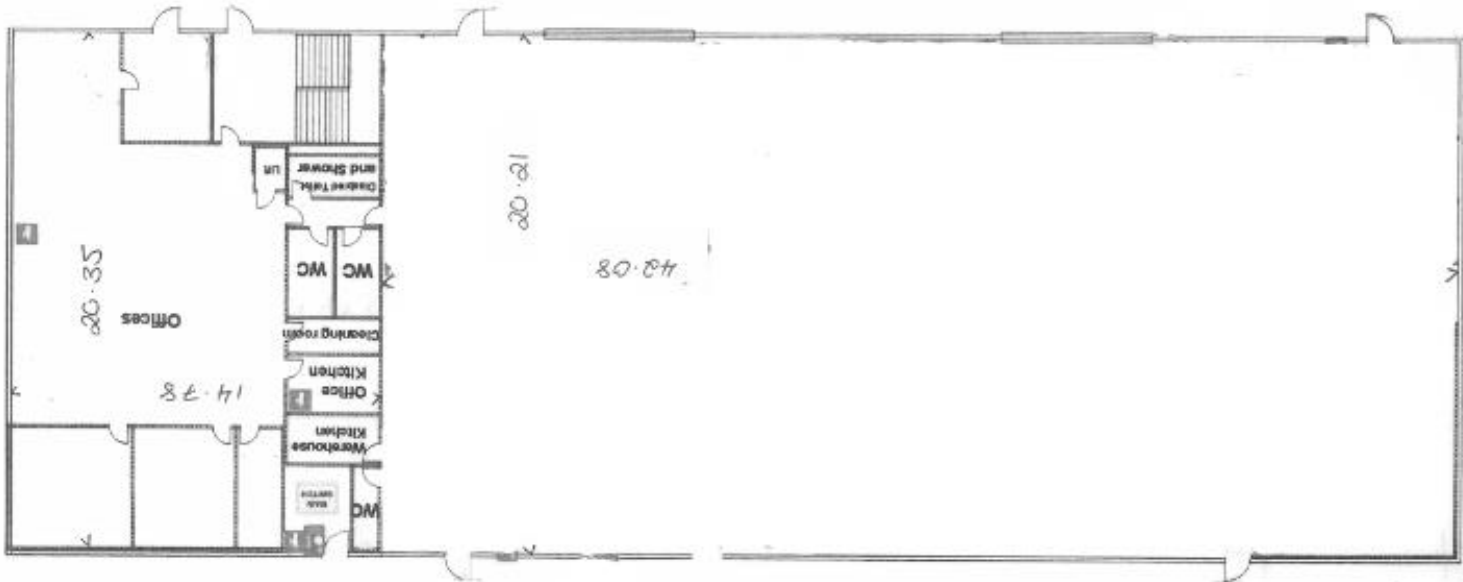
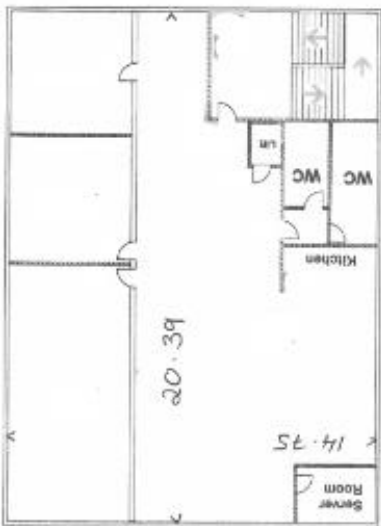
## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of A. Further information is available upon request.

## VAT

All figures quoted are exclusive of VAT.





**CONTACT US**

**CBRE Ltd**  
1 Albyn Terrace  
Aberdeen  
AB10 1YP

**Iain Landsman**  
01224 219016  
iain.landsman@cbre.com

**Amy Tyler**  
01224 219034  
amy.tyler@cbre.com

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