

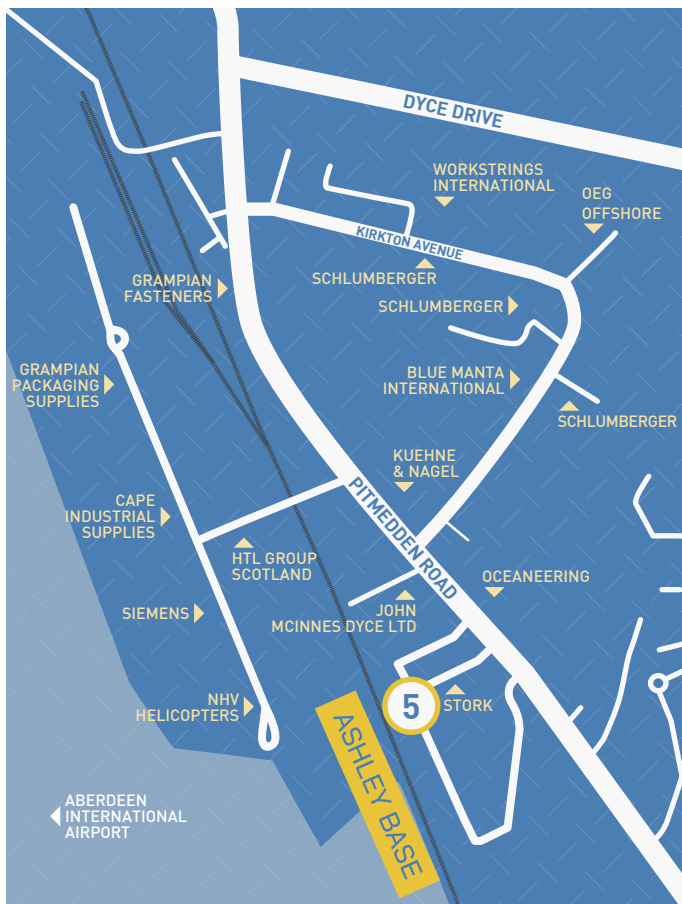


# TO LET

ASHLEY BASE  
**UNIT 5**

PITMEDDEN ROAD, DYCE, ABERDEEN AB21 0DP

**END TERRACE INDUSTRIAL UNIT  
WITH ANCILLARY OFFICE & SECURE YARD  
DUE TO BE REFURBISHED**



## LOCATION

The subjects are situated on the south-west of Pitmedden Road within Pitmedden Industrial Estate which became an established industrial estate during the 1980's and has grown in popularity since then. Aberdeen International Airport and Dyce Railway Station are within close proximity. Accessibility has also recently improved with the opening of the AWPR.

Other occupiers in close proximity include: Stork Technical Services, Schlumberger, Halliburton, Oceaneering and Aker Solutions. The exact location is shown on the map above.



## DESCRIPTION

The property comprises an end-terrace industrial unit together with ancillary offices and secure storage yard. The building is of steel portal frame construction, off a concrete floor, under a pitched roof. Artificial lighting is provided by way of high bay sodium lamps and heating is provided by gas-fired warm air blowers. The warehouse is served by a single 10-tonne gantry crane and vehicle access is provided via two electric roller shutter doors. The workshop area provides an internal eaves height of approx. 8 metres.

The main office accommodation is provided at second floor level and is predominantly open plan. The office benefits from painted plasterboard walls, carpet tiles throughout and electric panel heating. Artificial lighting is provided via a mixture of CAT 2 and fluorescent strip lights. Staff and toilet facilities are provided at ground floor level.

Externally there is a secure concrete yard as well as an additional concrete/tarmac yard area that could be fenced off if required.

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived:

<b>UNIT 5</b>		
Warehouse	940.17 sq m	(10,120 sq ft)
First Floor Offices	97.72 sq m	(1,052 sq ft)
Second Floor Offices	111.81 sq m	(1,204 sq ft)
<b>Total</b>	<b>1,149.70 sq m</b>	<b>(12,376 sq ft)</b>
Concrete Yard	1,337.79 sq m	(14,400 sq ft)
Additional Yard	185.80 sq m	(2,000 sq ft)

## RENT

Price per annum, exclusive of VAT, payable quarterly in advance.

**UNIT 5 - £110,000**

## RATEABLE VALUE

The property is entered in the current Valuation Roll with an NAV/RV of (effective from 1 April 2017):

**UNIT 5 - £83,000**

## LEASE TERMS

The subjects are available as a whole on the basis of a new full repairing and insuring lease. Any medium to long term lease will provide for periodic rent reviews.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of G.

A copy of the EPC and the Recommendation Report can be provided upon request.

## VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

## LEGAL COSTS

In the normal manner, the incoming tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

## VIEWING

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