# Ryden.co.uk 01224 588866

25 Albyn Place, ABERDEEN AB10 1YL

# TO LET MODERN INDUSTRIAL UNIT WITH OFFICES



**UNIT 12 ASHLEY BASE** PITMEDDEN ROAD DYCE **ABERDEEN AB21 ODP** 

Viewing is strictly by arrangement with the sole letting agent.

Floor Space: 497.98 sq m (5,361 sq ft) Telephone:

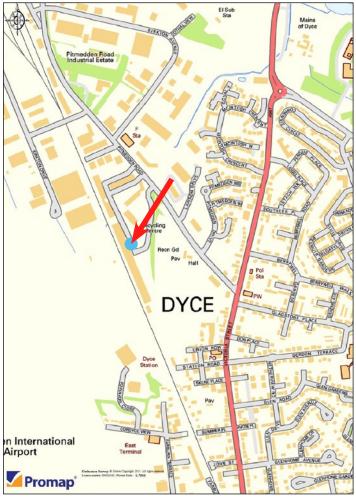
Paul Richardson

Contact:

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# Location:

The subjects are situated on the south-west of Pitmedden Road within Pitmedden Road 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.

Other occupiers in close proximity include: Stork Technical Services, Schlumberger, Halliburton, Oceaneering and Aker Solutions.

The exact location is shown on the Ordnance Survey Extract above.

### **Description:**

The property comprises a workshop unit of steel portal frame construction on solid concrete floor with blockwork walls to dado height and steel sheeting above. The roof is of steel sheeting with translucent panels providing natural light. High bay sodium fitments provide artificial light. Vehicular access can be taken through the electrically operated metal roller door.

The unit also benefits from office accommodation on ground and first floor. The accommodation is of blockwork construction, with painted plasterboard lining. Lighting is provided by fluorescent fitments. The offices also benefit from male and female WC and Kitchen.

## 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: -

Workshop	406.06 sq m	(4,371sq ft)
Office	91.92 sq m	(990 sq ft)
Total	497.98 sq m	(5,361 sq ft)

#### Rent:

£40,500 per annum, exclusive of VAT.

#### Rateable Value:

We are advised that the current NAV/RV is as follows:

NAV/RV: £44,500

Details on the current uniform business rate and sewage rates are available on request.

#### Lease Terms:

The premises are available on new full repairing and insuring terms for a period to be mutually agreed, ideally for a minimum term of 5 years. Regular rent reviews will be incorporated within any new lease structure.

# **Energy Performance Certificate (EPC):**

The subjects have an EPC Rating of E.

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

#### Viewina:

To arrange a viewing or for further information, please contact:

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# May 2017