

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 0DP

Viewing is strictly by arrangement
with the sole letting agent.

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

Contact:
Paul Richardson

Telephone:
01224 588866

paul.richardson@ryden.co.uk

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

Dundee
01382 227900

London
0207 436 1212



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.

Viewing:

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

Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 588866

E-mail: paul.richardson@ryden.co.uk

May 2017