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TO LET MODERN OPEN PLAN OFFICE SUITES



Unit 14/14A and 3A
Ashley Group Base
Pitmedden Road
DYCE, ABERDEEN
AB21 0DP

Viewing is strictly by
arrangement arrangement
with the sole letting agent.

Floor space:
99 sq.m/1,068 sq.ft to
168 sq.m/1,810 sq.ft

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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. Occupiers within Pitmedden Road are predominantly in the oil and gas sector and include; Schlumberger, Weatherford & Aker Solutions, Oceaneering and Kuehne & Nagel.

The exact location is shown on the street plan above.

Description:

All three offices provide a mixture of attractively decorated open plan and cellular accommodation, benefiting from kitchenette and toilet facilities. The offices are available together or individually, with each office benefiting from its own dedicated parking.

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: -

	Sq.M	Sq.Ft
14	127	1,368
14A	168	1,810
3A	99	1,068

Rateable Value:

The premises currently form part of a larger entry and will require to be re-assessed upon entry.

Rent:

Unit 14: £16,500 per annum
Unit 14A: £20,000 per annum
Unit 3A: £11,000 per annum

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

VAT:

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

EPC RATING:

Unit 14 = C
Unit 14a = C
Unit 3a = E

Entry:

The subjects are available for immediate entry.

Legal Costs:

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

Viewing:

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

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