

TO LET INDUSTRIAL UNIT



WALTON ROAD, KIRKHILL INDUSTRIAL ESTATE, DYCE, ABERDEEN, AB21 0GZ



- **SITUATED WITHIN A POPULAR INDUSTRIAL LOCATION IN CLOSE PROXIMITY TO ABERDEEN INTERNATIONAL AIRPORT**
- **GROSS INTERNAL FLOOR AREA: 1,121.21 M² (12,069 FT²)**

VIEWING & FURTHER INFORMATION

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LOCATION:

The subjects are situated on the north side of Walton Road located within the heart of Kirkhill Industrial Estate, a popular industrial location lying within the suburb of Dyce and approximately 6 miles north of Aberdeen City Centre. The estate has developed considerably and is now a popular location for many national and international oil and gas related companies within the city. In addition, the estate benefits from good accessibility to the main road network, City Centre, International airport and heliport along with the AWPR.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise a detached workshop building with associated two storey office accommodation along with yard and car parking.

The workshop building is of steel portal frame construction with blockwork walls externally harled to approximately 2 meters whilst the remaining walls are clad in profile metal sheeting. The roof over this section is pitched and laid partially in profile metal cladding and partially in asbestos corrugated sheeting. Translucent roof panels provide good levels of natural light to the workshop area. The office building is of blockwork construction predominantly externally harled, however has feature tongue and groove timber cladding above/below the windows which themselves are timber double glazed. The roof over is of flat felt design. In addition, there is a small single storey extension to the front ogive building of similar design which forms part of a reception area.

Access into the office is by means of an aluminium and glazed pedestrian door above street level which can be accessed via a ramp or steps whilst the workshop is accessed by means of a steel roller shutter door to the east elevation or alternatively via pedestrian doors to the west.

Internally, the workshop space provides an eaves height of approximately 4.35 meters with lighting being provided via high bay sodium fittings. The flooring is of solid concrete slab design. The space provides large open plan offices together with numerous private and meeting areas along with a server room, tea preparation area and male and female W.C's.

The yard and car park at the rear is laid in tarmac with access via vehicle gates from Walton Road.



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ACCOMMODATION:

The property provides the following accommodation and floor areas.

ACCOMMODATION	m ²	ft ²
Workshop	451	4,855
Offices – Ground Floor	349.75	3,765
Offices – First Floor	320.46	3,449
TOTAL	1,121.21	12,069

The above areas have been calculated from on site measurements on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

In addition to the above, the yard and car parking area measures approximately 500 m² (5,382 ft²).

ENERGY PERFORMANCE CERTIFICATE:

The property has an Energy Performance Rating of "E".

Further information and a recommendation report is available to seriously interested parties upon request

RENTAL:

A rental of £85,000 per annum is sought. As is standard practice this will be payable quarterly in advance.

LEASE TERMS:

Our clients wish to lease the premises on a Full Repairing and Insuring basis for a negotiable period. A medium to long terms lease duration will be subject to upward only rent review provisions.

RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £130,000. We would point out that any incoming occupier would have the opportunity to appeal this Rateable Value. The Rateable Value is currently under appeal following the 2017 Revaluation.

ENTRY DATE:

The subjects will be available for occupation from May 2018.

VIEWING & OFFERS:

For further information or viewing arrangements please contact the sole agents:-

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Publication date: December 2017

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