

# **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 M<sup>2</sup> (12,069 FT<sup>2</sup>)

# VIEWING & FURTHER INFORMATION

James Morrison j.morrison@shepherd.co.uk

Adam Honeyman a.honeyman@shepherd.co.uk

T : (01224) 202800 F : (01224) 202802

shepherd.co.uk

## 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 fitments. 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.

Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy

- Development & Investment Consultancy 
  Acquisitions 
  Dispute Resolution 
  Rent Reviews
  - Compulsory Purchase & Compensation Rating Property Management Commercial EPC



# **TO LET** INDUSTRIAL UNIT

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

# **ACCOMMODATION:**

The property provides the following accommodation and floor areas.

ACCOMMODATION	m²	ft²
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  $\pm 130,000$ . 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:-

J & E Shepherd, Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN Tel: 01224 202800 Fax: 01224 202802 Publication date: December 2017

Contact: James Morrison Email: j.morrison@shepherd.co.uk





J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are. give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of. an offer or centrad(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fadbut must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive ofVAT unless otherwise stated.Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VATin respect of any transaction.