

TO LET / FOR SALE

KIRKHILL DRIVE, KIRKHILL INDUSTRIAL ESTATE, DYCE
ABERDEEN
AB21 0EU

INDUSTRIAL FACILITY WITH SECURE YARD

1,417.63 SQ M (15,259 SQ FT)



LOCATION

The subjects are located on Kirkhill Drive within the heart of Kirkhill Industrial Estate. The estate is one of Aberdeen's premier industrial locations and benefits from excellent connectivity with Aberdeen International Airport and Dyce Drive. Connectivity has been further enhanced with the opening of the Aberdeen Western Peripheral Route (AWPR) bypass.

Occupiers within the estate include **RWG, BHGE, Expro Group, Aker Solutions** and **Halliburton**.

DESCRIPTION

The property comprises a modern detached industrial facility with 2 storey offices to the front and workshop to the rear. Externally, there is a large secure concrete yard area to the side of the warehouse and tarmacadam car parking area to the front and side.

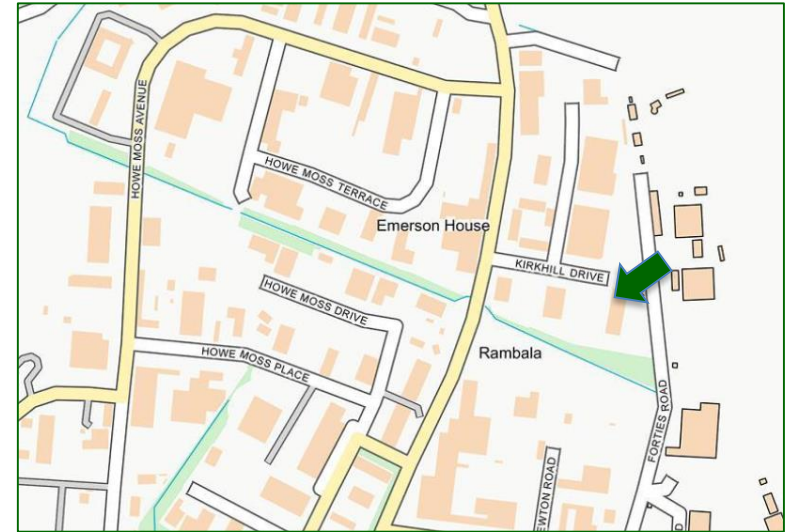
Internally, the subjects benefit from the following specification:

WAREHOUSE

- A reinforced concrete slab floor with screed finish
- Wallhead height of 7.3 metres
- 3 phase power supply
- Vehicular access via an electrically operated roller shutter doors (5m high x 5m wide)
- Artificial lighting via industrial spot lighting
- Gas fired industrial space heaters
- 3 cranes (2 no 10 Tonne; 1 no 14 Tonne)

OFFICE

- Mixture of open plan and cellular accommodation
- Double glazed aluminium framed windows
- Carpeted flooring throughout
- Kitchen facilities
- Electric radiator heating system



FLOOR AREAS

The property comprises of the following approximate gross internal floor areas:

	Sq M	Sq Ft
Offices (Ground and First Floors)	656.08	7,062
Warehouse	761.55	8,197
TOTAL	1,417.63	15,259
Concrete Yard	3,128.22	33,672

LEASE TERMS / PRICE

The property is available on a new medium to long term lease at a rent of £170,000 per annum.

Alternatively our client would sell their interest for £1,000,000.

GROUND LEASE

The site is subject to a ground lease which expires 28 June 2123. The passing rent is £51,408 per annum. There is an outstanding rent review from 29 June 2018.

VAT

Unless otherwise stated, all prices, premiums and rents quoted are exclusive of VAT. Any prospective purchaser must satisfy themselves as to the incidence of VAT.



ENERGY PERFORMANCE CERTIFICATE (EPC)

Further information is available on request.

RATEABLE VALUE

£217,000, effective from 1 April 2017.

LEGAL COSTS

Each party will bear their own legal costs incurred documenting this transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues if applicable.

DATE OF ENTRY

To be agreed.

VIEWING & FURTHER INFORMATION

For further information or viewing arrangements, please contact the sole agents.



CONTACT US

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