

TO LET - END TERRACE INDUSTRIAL UNIT WITH ANCILLARY OFFICE & SECURE YARD

UNIT 5, ASHLEY BASE, PITMEDDEN ROAD DYCE, ABERDEEN, AB21 0DP



Key Highlights

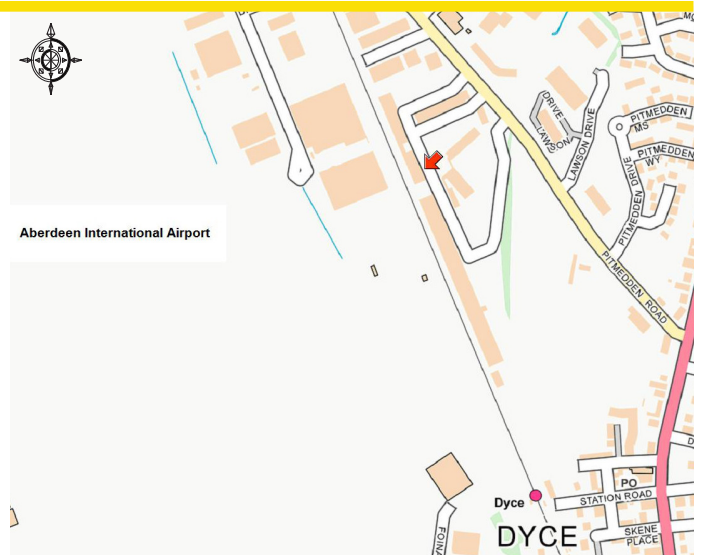
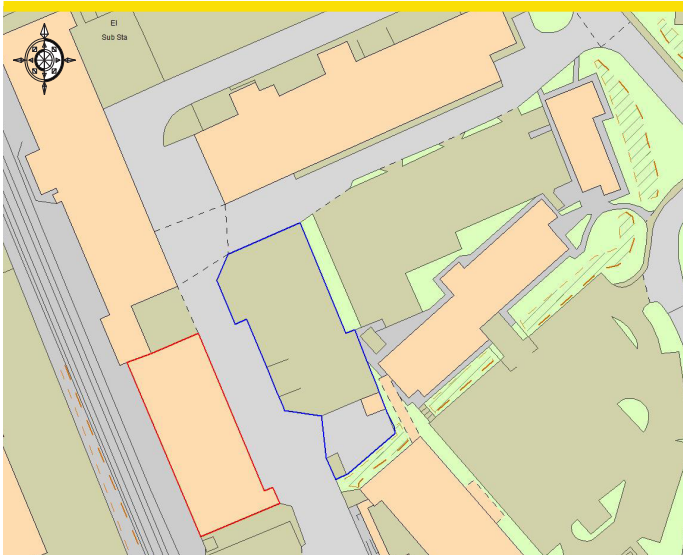
- To be refurbished
- 1,149.70 sq. m (12,376 sq. ft)
- Large secure concrete yard
- 10 tonne crane in situ

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Location

The subjects are situated on the south-west of Pitmedden Road within Pitmedden Road Industrial Estate. Aberdeen International Airport is in very close proximity and the train and bus station are located approx. 8 miles south east. Surrounding occupiers include Stork, Furmanite and Oceaneering.

The exact location is shown on the plans above.

Description

The property comprises an end- terraced industrial unit together with ancillary offices and secure storage yard.

The building is of steel portal frame construction, off a concrete floor, under a pitched roof. Artificial lighting is provided by way of high bay sodium lamps and heating is provided by gas fired warm air blowers. The warehouse is served by a single 10-tonne gantry crane and vehicle access is provided via two electric roller shutter doors. The workshop area provides an internal eaves height of approx. 8 metres.

The main office accommodation is provided at second floor level and is predominantly open plan. The office benefits from painted plasterboard walls, carpet tiles throughout and electric panel heating. Artificial lighting is provided via a mixture of CAT 2 and florescent strip lights. Staff and toilet facilities are provided at ground floor level.

Externally there is a secure concrete yard as well as an additional concrete/tarmac yard area that could be fenced off if required.

Lease Terms

The subjects are available as a whole on the basis of a new full repairing and insuring lease. Any medium to long term lease will provide for periodic rent reviews.

Contact

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Floor Areas

AREA	SQ M	SQ FT
Warehouse	940.17	10,120
First Floor Offices	97.72	1,052
Second Floor Offices	111.81	1,204
TOTAL	1,149.70	12,376
Concrete Yard	1,337.79	14,400
Additional Yard	185.80	2,000

Rent

£110,000 per annum, exclusive of VAT.

Rateable Value

The Rateable Value is £83,000.

Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

Energy Performance Rating

The Energy Performance Rating for the building is G.

VAT

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

Entry

The subjects are available for immediate entry.

Viewings & Offers

Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.

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