

TO LET

INDUSTRIAL UNIT

Galbraith

REFURBISHED UNIT IN ESTABLISHED INDUSTRIAL ESTATE

- Recently refurbished
- Craneage
- Excellent transport links nearby
- Nearby occupiers include Technip, Schlumberger, Chap Construction and JFD Ltd

5,044 sq ft (468.65 sq m)

UNIT 10 WESTHILL INDUSTRIAL ESTATE

ABERDEEN

AB32 6TQ



LOCATION

Westhill is located approximately 8 miles to the west of Aberdeen city centre on the A944. It is one of the city's satellite towns with a population in excess of 10,000 persons.

The area has excellent transport links with the A944 linking Westhill to Aberdeen's ring road, and the main A90 dual carriageway providing access to the south and the motorway network of central Scotland. Aberdeen railway station is part of the main east coast line with regular daily services to all UK cities. The city's airport is located at Dyce, approximately 6 miles to the north of the city centre. The industrial estate is within close proximity to the Aberdeen Western Peripheral route (AWPR), currently nearing completion, which will intersect with the main Westhill to Aberdeen road.

The subjects are situated at the west end of Enterprise Drive within Westhill Industrial Estate. Nearby occupiers include Technip, Schlumberger, Chap Construction, JFD Ltd and Bibby Offshore.

DESCRIPTION

The subjects comprise an end terraced unit. The units are arranged around a central service yard and parking area. The subjects are of steel portal frame construction, external walls are of rendered block-work to a height of approximately 2m with profile metal cladding above. The roof incorporates inset translucent panels providing a good level of natural daylight. The unit benefits from the following specification:-

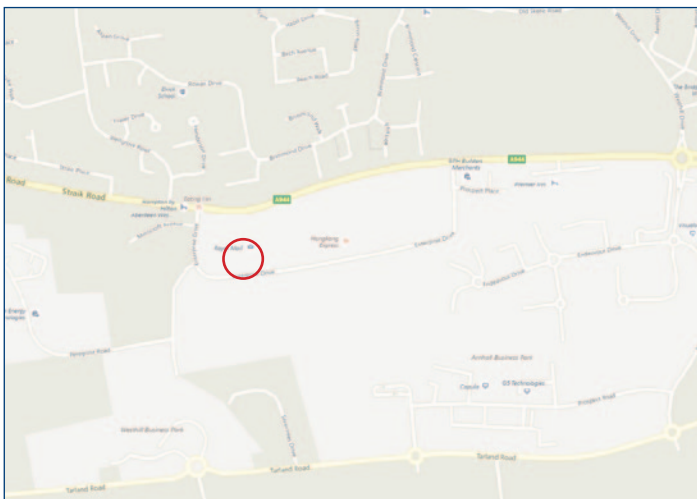
- Minimum eaves height of 5.6 metres rising to 6.6 metres
- Two storey office accommodation
- Concrete floors with aluminium framed windows to the front of the unit
- 2x 4.75m high electric roller shutter doors
- Mains drainage, water and gas
- Two separate WCs
- Car parking to the front of the unit with a large yard to the rear
- Craneage

ACCOMMODATION

The floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor	Description	sq ft
Ground	Main Warehouse Area	4,491
First Floor	Office	553
Total		5,044

The yard area is approximately 3,000 sq ft.



LEASE TERMS

New full repairing and insuring leases are available on flexible terms subject to negotiation.

RENT

Quoting rent of £50,000 per annum exclusive.

SERVICE CHARGE

There is a service charge levied across the estate, the budget for the current year is £0.18 per sq ft.

BUSINESS RATES

The tenant will be responsible for paying all Local Authority charges. For further information on the rateable value of the unit, please refer to www.saa.gov.uk.

EPC

The unit has an EPC rating of 'E', a copy of the EPC and the recommendation report can be provided upon request. -

LEGAL COSTS

Each part shall be responsible for their own legal costs incurred with this transaction with the ingoing tenant being responsible for stamp duty, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the agent:-

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