



UNIT 13

ASHLEY BASE

PITMEDDEN ROAD | DYCE | ABERDEEN | AB21 ODP

TO LET

REFURBISHED INDUSTRIAL UNIT

432.66 SQ M (4,657 SQ FT)



ABERDEEN
INTERNATIONAL
AIRPORT

Rely On Nutec



ASHLEY BASE

PITMEDDEN ROAD | DYCE | ABERDEEN | AB21 ODP

13

Weatherford

Pentagon Freight

Siemens Energy

Verlume

Helix Well Ops

PITMEDDEN ROAD

G & A Barnie

Helix Well Ops

HSS Hire

Rig Quip

Blue Mantra

Schlumberger

Oceaneering

KIRKTON AVENUE

LOCATION

THE SUBJECTS ARE LOCATED ON THE SOUTH-WEST OF PITMEDDEN ROAD WITHIN THE POPULAR PITMEDDEN INDUSTRIAL ESTATE IN DYCE. DYCE IS ABERDEEN'S PREMIERE COMMERCIAL LOCATION AND LIES APPROXIMATELY 6 MILES NORTH WEST OF ABERDEEN CITY CENTRE.

The estate is only minutes away from the airport and benefits from close proximity to two of the major junctions onto the Aberdeen Western Peripheral Route (AWPR).

UNIT 13



ASHLEY BASE

PITMEDDEN ROAD | DYCE | ABERDEEN | AB21 ODP

DESCRIPTION

ASHLEY BASE IS A MULTI-LET INDUSTRIAL SCHEME COMPRISING OF 21 UNITS ARRANGED IN A SERIES OF TERRACED BLOCKS. EACH UNIT VARIES IN CONFIGURATION BUT HAVE THE FOLLOWING SPECIFICATION:

- > Steel Portal Frame Construction with concrete floors
- > Insulated pressed steel cladding
- > 3 phase power
- > LED lighting
- > Electric roller shutter door
- > 6.5 metre eaves height

UNIT 13



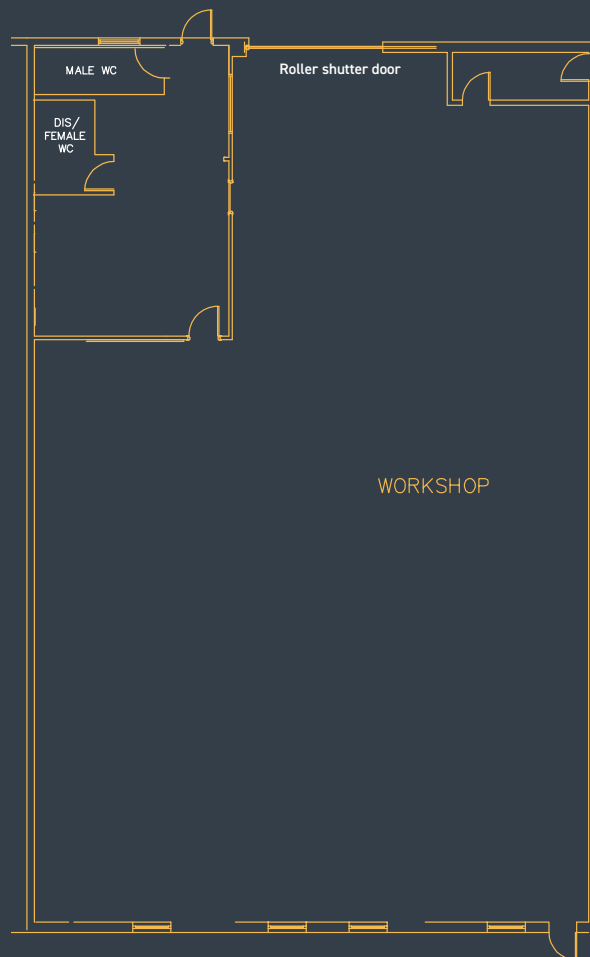
ASHLEY BASE

PITMEDDEN ROAD | DYCE | ABERDEEN | AB21 ODP

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following gross internal areas:

	Sq M	Sq. Ft
WAREHOUSE	390.89	4,207
OFFICE	41.77	450
TOTAL	432.66	4,657



UNIT 13 GROUND FLOOR

UNIT 13



ASHLEY BASE

PITMEDDEN ROAD | DYCE | ABERDEEN | AB21 0DP



13

HATTON
01224 793399

7

8

9

10

11

12

13

14



UNIT 13

ASHLEY BASE

PITMEDDEN ROAD | DYCE | ABERDEEN | AB21 0DP



RENT

- › £39,000 per annum.
All rents quoted are exclusive of VAT and payable quarterly in advance.

SERVICE CHARGE

- › The tenant will be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common areas of the estate. Further details are available on request.

RATEABLE VALUE

- › £27,500 effective from 1 April 2023.

ENERGY PERFORMANCE CERTIFICATE

- › Further information is available upon request.

VIEWINGS AND OFFERS

- › For further information or viewing please contact the joint agents.



**HUTCHEON MEARNS
REAL ESTATE**

Iain Landsman

Email: iain.landsman@hm-re.co.uk

Tel: 01224 455500



RYDEN

Paul Richardson

Email: paul.richardson@ryden.co.uk

Tel: 01224 588866

Daniel Stalker

01224 588866

daniel.stalker@ryden.co.uk

DISCLAIMER

Ryden and HMRE on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Ryden or HMRE has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. Date of publication: January 2025.