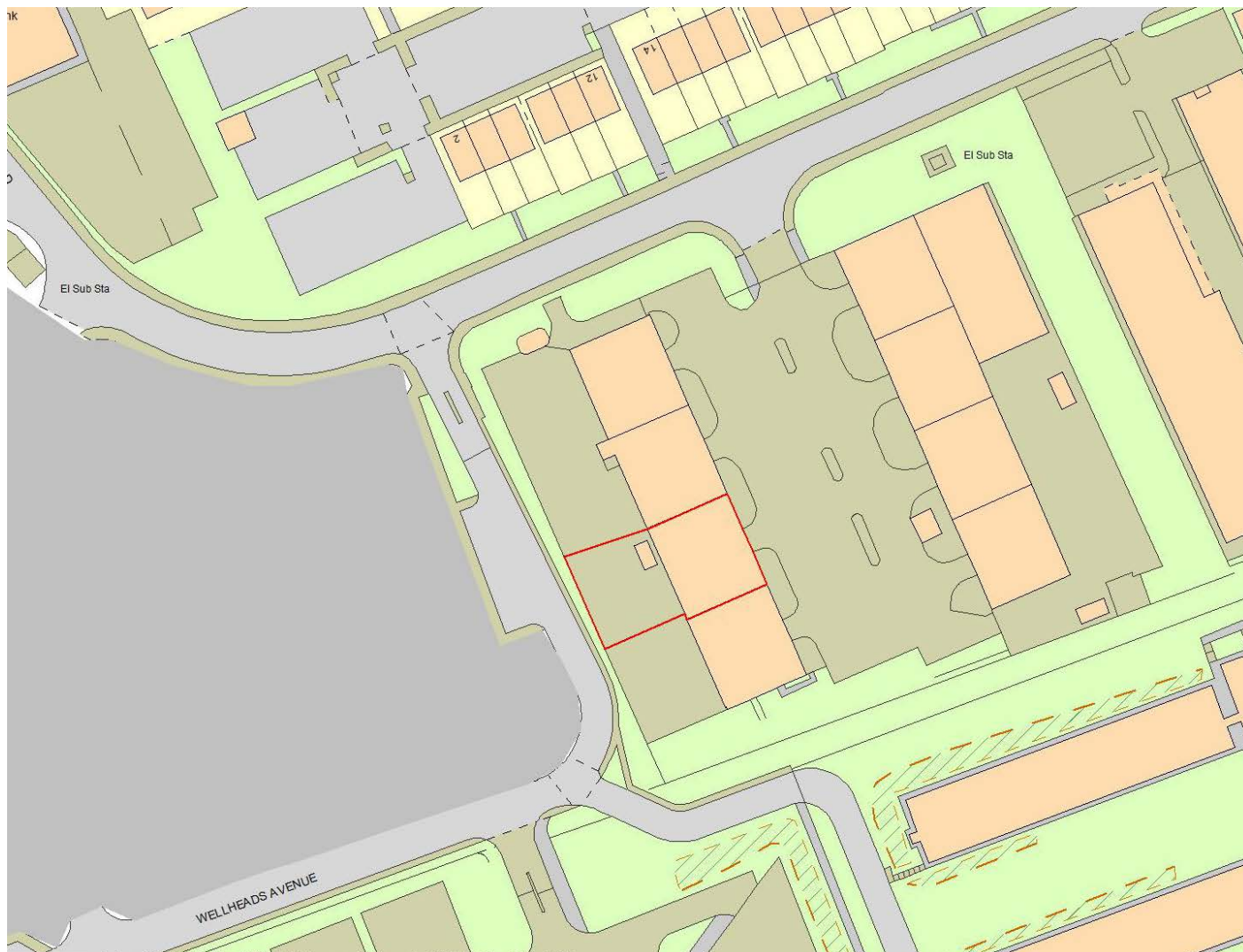


**TO LET** MID TERRACE INDUSTRIAL UNIT WITH SECURE YARD

# UNIT 7, FARBURN INDUSTRIAL ESTATE

Wellheads Road, Dyce, AB21 7HG



## Key Highlights

- 276.48 sq. m (2,976 sq. ft)
- Ideal for storage
- Secure yard

SAVILLS ABERDEEN  
5 Queens Terrace,  
Aberdeen. AB10 1XL

**+44 (0) 1224 971 111**

[savills.co.uk](https://www.savills.co.uk)

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## Location

Farburn Industrial Estate is located on the south side of Wellheads Road approximately 8 miles north of Aberdeen City Centre within the suburb of Dyce. The Estate benefits from excellent transport links through rail and road, with access onto Stonewood Road. This road connects onto the A96, the main arterial route between Aberdeen and Inverness. Aberdeen International Airport is also in close proximity. Surrounding occupiers include MB Air Systems, BP and Falck Safety,

The exact location is shown on the plans below.

## Description

The property comprises a mid-terraced industrial unit together with 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 fluorescent strip lights. Vehicle access is provided by an electric roller shutter door and there is a second manual roller shutter door located to the rear of the building providing access to the secure yard area. The workshop area provides an internal eaves height of approx. 3.4 metres and an apex height of 5.2 metres.

A small office and tea prep area is provided as well as toilet facilities.

Externally there is a tarmac yard secured by palisade fencing.

## Floor Areas

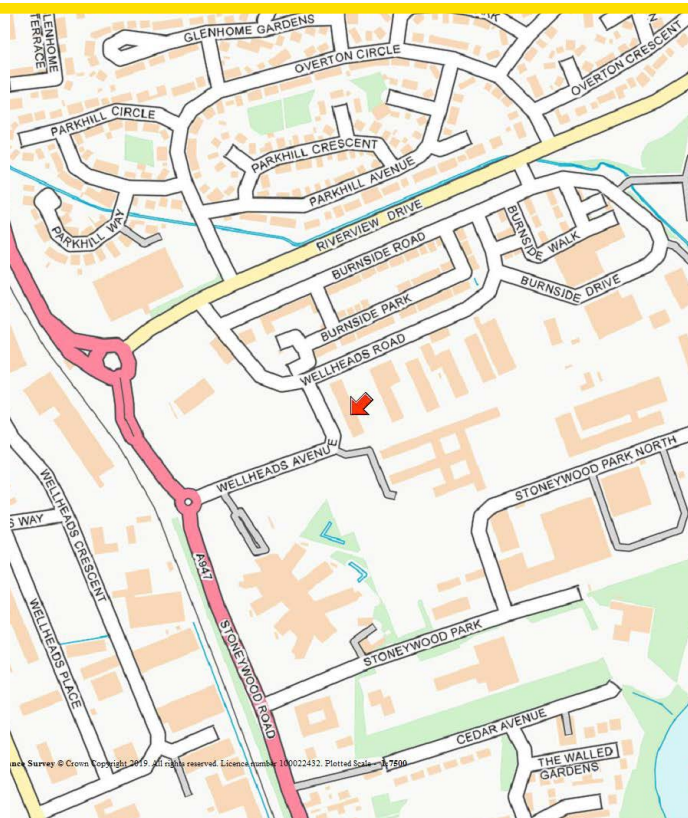
Warehouse	276.48 sq. m	2,976 sq. ft
Tarmac Yard	278.71 sq. m	3,000 sq. ft

## Lease Terms

The unit is currently held on a licence to occupy, subject to a schedule of condition, until December 2021 with the opportunity to break on an annual basis. Our client is seeking to assign or sub-let their interest in the building. There is an opportunity to agree a longer lease direct with the landlord if required.

## Rent

£20,000 per annum, exclusive of VAT.



## Rateable Value

The Rateable Value is £22,000 (subject to pending appeal).

## 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.

## Contact

Claire Herriot

+44 (0) 1224 971 139

claire.herriot@savills.com

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