



PROMINENT DETACHED OFFICE AND WORKSHOP WITH YARD
MAY SUB DIVIDE - IDEAL CONTRACT SPACE



FG Burnett



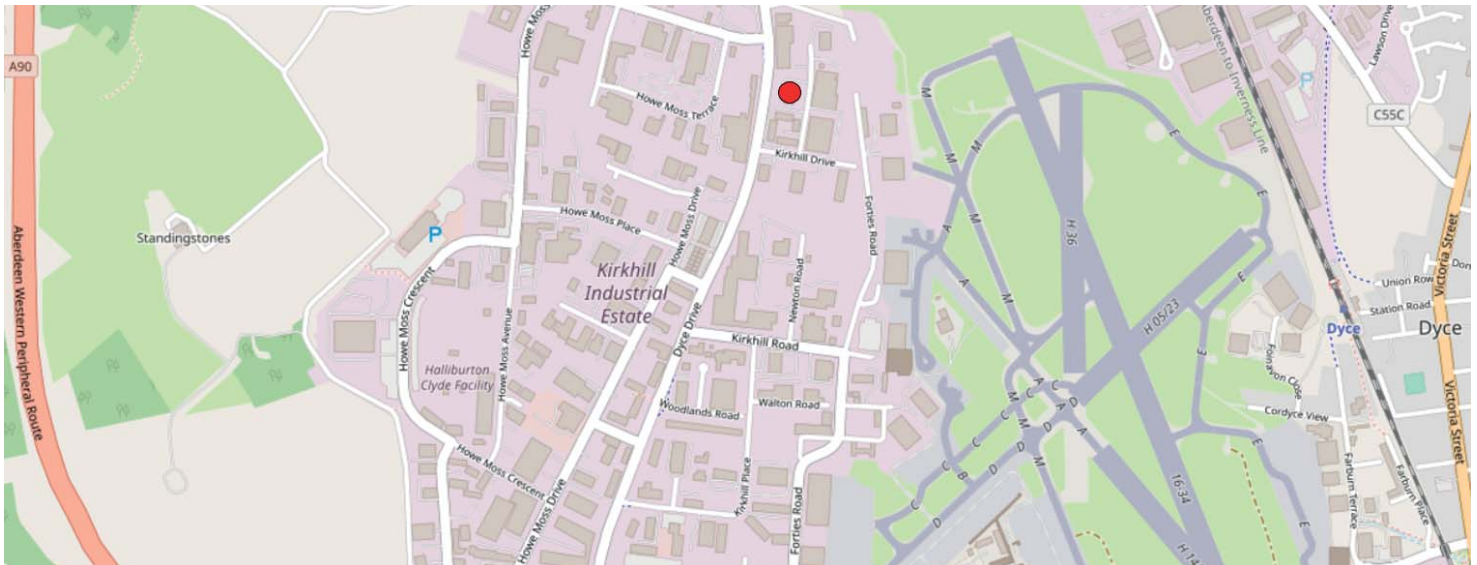
TO LET / MAY SELL

Kirkhill Drive, Kirkhill Industrial Estate

Dyce, Aberdeen, AB21 OEU | 1,383.0 sq.m (14,887 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The building is located in a prominent and visible site on Kirkhill Drive, Kirkhill Industrial Estate, in the popular and well-established commercial area of Dyce, North West of Aberdeen City. Amongst others, neighbouring occupiers include RWG, Bond Offshore Helicopters, BP and Aker. The property lies in close proximity to Aberdeen International Airport and has good access to main trunk road system.

Road communications have been further enhanced by completion of the Aberdeen Western Peripheral Route (AWPR) where a new link road connects to the existing road network at the airport, from Dyce Drive. The location of the property can be seen on the above plan.

DESCRIPTION

A detached office and workshop, with secure yard and generous car parking (66 spaces).

The general specification of the building is summarised below:-
Office

- Cellular and open-plan accommodation
- Carpet tiled floors
- Perimeter trunking and wall mounted sockets for power and data distribution
- Central heating and storage heaters
- Suspended ceilings, incorporating recessed and spot lighting
- Wall mounted air conditioning units (in part)
- 2.4m ceiling height

Workshop

- Concrete floor
- Painted blockwork walls
- Fluorescent strip and Cat 2 lighting
- Overhead power distribution (north workshop only) 2.5m or 3.7 m to underside of frame
- Interconnecting offices and store/IT room
- Vehicular access

RENT/PRICE Only £1 per sq.ft.

RATEABLE VALUE £180,000 effective 1 April 2017.

RATES PAYABLE £92,810.88 (approx. for 2020/21).

RATES DETAIL Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS The building is available for lease for a period to be agreed. Both short and long term leases considered, subject to terms. Any lease will be on FRI terms and, if beyond 5 years, will provide for upward only rent reviews at periodic intervals.

EPC Copy available on request.

VAT Any figure quoted is exclusive of VAT.

LEGAL COSTS Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing tenant will be responsible for any LBTT and registration dues applicable.

FLOOR AREAS The floor areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

OFFICES	977.1 sq.m	10,518 sq.ft
WORKSHOP	405.9 sq.m	4,369 sq.ft
TOTAL	1,383.0 sq.m	14,887 sq.ft
YARD	367.2 sq.m	439 sq.yds

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

GRAEME NISBET

t. 01224 597532

e. graeme.nisbet@fgburnett.co.uk

GRAEME WATT

t. 01224 597533

e. graeme.watt@fgburnett.co.uk

FGBURNETT.CO.UK