

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





TO LET / MAY SELL

Kirkhill Drive, Kirkhill Industrial Estate

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

ABERDEEN, AB21 OEU



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

e. graeme.nisbet@fgburnett.co.uk

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):-
0551656	0000

977.1 sq.m

405.9 sq.m

1,383.0 sq.m

367.2 sq.m

VIEWING & OFFERS

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

GRAEME NISBET

t. 01224 597532

GRAEME WATT

t. 01224 597533

e. graeme.watt@fgburnett.co.uk

FGBURNETT.CO.UK

10,518 sq.ft

4,369 sq.ft

14,887 sq.ft

439 sq.yds

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.

OFFICES

TOTAL

YARD

WORKSHOP