



- **AREA:**
527.7 SQM (5,679 SQFT)
- **YARD AREA:**
2,437 SQM (26,231 SQFT)
- **RENT £90,000 P.A.**

VIEWING & FURTHER INFORMATION

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LOCATION:

The subjects are situated within the Pitmedden Road Industrial Estate which is a popular industrial location within the Dyce area of the city. The Industrial Estate itself is situated to the west of Aberdeen International Airport and is approximately 7 miles North West of Aberdeen city centre.

The unit is located close to the junction of Kirkton Avenue and Pitmedden Road.

The Ordnance Survey extract is for identification purposes only.

DESCRIPTION:

The subjects comprise of a detached office building along with parking and dedicated yard area. The building is of brickwork construction with a flat roof above. Natural light is provided via timber framed double glazed units.

Internally the subjects provide office accommodation arranged over two levels. The subjects benefit from raised floors which have been carpeted throughout and a suspended ceiling incorporating recessed fluorescent fittings has been installed. Heating is provided by electric panel heaters.

In addition the subjects benefit from parking for 12 vehicles.

A tarmac yard area adjacent to the office building accessed via a secure gate is also provided with the subjects.

ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	m ²	ft ²
Ground Floor	257.7	2,773
First Floor	270.0	2,906
Total	527.7	5,679

The above floor area has been calculated on an IPMS3-Office Basis in accordance with the RICS Property Measurement First Edition as prepared by the RICS.

YARD AREA:

The subjects benefit from a yard area extending to approximately 2,437 sqm (26,231 sqft).

LEASE TERMS:

The subjects are held on a Full Repairing and Insuring Lease expiring 8th July 2030 incorporating tenant only break options as of 8th July 2020 and 2025 with upward only rent reviews as of the same dates. The current rent passing is £90,000 p.a.

It is our client's intention to assign their interest although consideration will be given to a sub-lease.

RATING:

The subjects are currently entered in the Valuation Roll as part of a larger entity and will require re-assessment upon occupation.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of "E".

Further information and a recommendation report is available to seriously interested parties upon request.

ENTRY:

Upon conclusion of missives.

LEGAL COSTS:

Each party will bear their own legal costs in the documenting of this transaction. Any Registration Dues or LBTT will be payable by the incoming tenant.

VAT:

All figures quoted are exclusive of VAT at the prevailing rate.



VIEWING & OFFERS:

For further information or viewing arrangements please contact the sole agents:-

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