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TO LET
**MODERN WORKSHOP WITH OFFICES &
SECURE YARD**



UNIT 5
KIRKHILL COMMERCIAL PARK
DYCE AVENUE
DYCE
ABERDEEN
AB21 0LQ

Viewing is strictly by arrangement
with the sole letting agent.

Floor space:
1,756 sq m (18,897 sq ft)

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Location:

The subjects are located in Kirkhill Commercial Park, Dyce, one of Aberdeen's premier industrial locations. The park benefits from excellent transport links with both Aberdeen Airport and Dyce Railway Station in close proximity and Airport Road connecting Dyce Drive with the A96 road link. The opening of the Aberdeen Western Peripheral Route (AWPR) later in 2018 will further enhance road links.

Nearby occupiers include; Expro, TRAC Oil and Gas, Survivex, Bristow, CHC, Babcock Offshore, Corex, Airbus and Rentair.

The exact location of the premises is shown on the plan above.

Description:

The premises have been built to a high standard and comprise office accommodation over two floors, a workshop with 6m eaves height and a secure concrete yard. To the front of the premises there is 40 car parking spaces, two of which are disabled.

The warehouse is of steel portal frame construction with concrete floors, profiled metal sheet clad elevations and profiled metal sheet clad roofs, incorporating translucent panels for natural light. Access to the warehouse is provided via two electrically operated roller shutter doors. The doors measure approximately 5m in height and 5m in width.

The warehouse also features office accommodation, along with staff welfare and toilet facilities.

The office accommodation is provided on both floors in an open plan format. Staff welfare and toilet facilities, as well as a lift, are provided in addition.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived:

Ground Floor Office	249.61 sq m	2,687 sq ft
First Floor Office	249.61 sq m	2,687 sq ft
Workshop Office	102.60 sq m	1,104 sq ft
Workshop	1,153.75 sq m	12,419 sq ft
Total	1,755.57 sq m	18,897 sq ft
Secure Concrete Yard	1,245 sq yds	11,204 sq ft

Rent:

£230,000 per annum, exclusive of VAT.

Rateable Value:

The property is entered in the current Valuation Roll with an NAV/RV of £204,000 effective from 1 April 2017.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

Lease Terms:

The premises are available on a Full Repairing and Insuring lease for a period to be agreed. Any medium/long term lease will provide for upward only rent reviews at periodic intervals.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of ?

A copy of the EPC and Recommendation Report can be provided upon request.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

In the normal manner, each party will be responsible for their own costs incurred in the transaction, however the ingoing tenant will be responsible for the LBTT and registration dues.

Entry:

Entry is available immediately, subject to conclusion of legalities.

Viewing:

To arrange a viewing or for further information, please contact:

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June 2018