

Industrial

A5 | Lombard Centre

 Lombard Centre, Kirkhill Place, Kirkhill Industrial Estate, Dyce, Aberdeen, AB21 0GL

A5 | 2,429 sq ft

Industrial unit to let at Lombard Centre - Unit A5

Lombard Centre is a modern estate constructed in the early 1990's with 10 units ranging in size from 2,100 sq ft to 6,500 sq ft. The site benefits from generous car parking facilities and circulation space which has been newly resurfaced. The unit is an end-terraced warehouse of steel portal frame construction. It boasts office accommodation and the external cladding has recently been repainted.

Lease Type

New



Unit Summary

- ☒ Electric roller shutter door
- ☒ Highly Accessible Location
- ☒ Generous Circulation Space
- ☒ Ample Car Parking Available
- ☒ WC facilities
- ☒ Communal yard area

[View Virtual Tour →](#)

Occupational Costs


	Per Annum	Per Sq Ft
Rent	£24,505.50	£10.09
Rates	£10,639.00	£4.38
Maintenance Charge	£2,210.39	£0.91
Insurance	£212.73	£0.09
Total Cost	£37,354.89	£15.38

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

 For more info please visit: unit.info/36093

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Location



Road

This site is situated close to the A96 and A90 with swift access to Aberdeen and the M90 motorway further south



Airport

Aberdeen 0.8m



Rail

Dyce 1.0m, Aberdeen 6.1m, Inverurie 8.1m

Additional Information

Planning Class	B2
Lease Summary	The unit is available on a new Internal Repairing and Insuring (IRI) lease for a period to be agreed.
Viewings	Strictly by prior appointment with the agents
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	available on request



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Key Contacts

Asset Manager



Asset Manager

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Letting Agents



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Paul Richardson

Agent: Ryden



Send a message



No 1 Albyn Terrace, Aberdeen, AB10 1YP

Iain Landsman

Agent: CBRE



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