

To Let



Office and Warehouse/Workshop Building

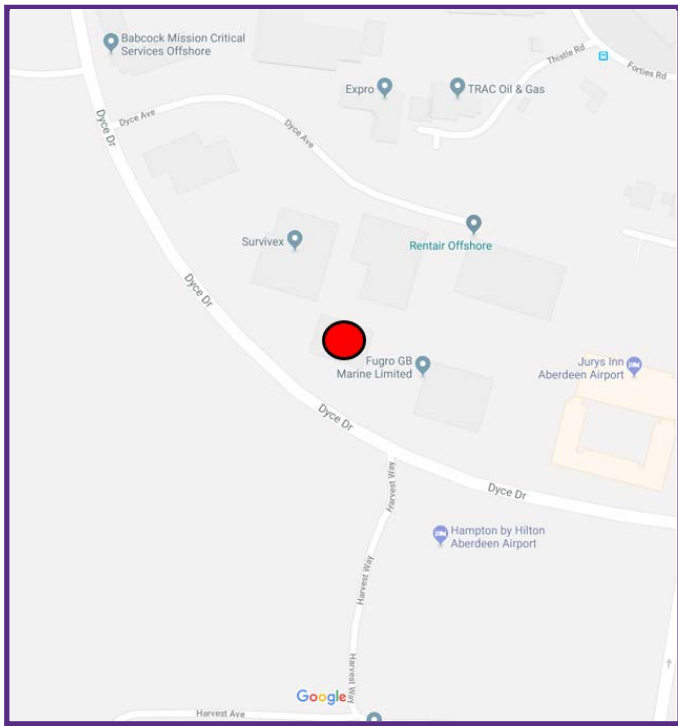
Site 4
Kirkhill Commercial Park
Dyce Avenue
Kirkhill Industrial Estate
Dyce
Aberdeen
AB21 0LQ

1,394.7 sq.m (15,013 sq.ft)



FG Burnett

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Location

The building occupies a corner site located at the eastern end of Dyce Avenue in the popular Kirkhill Industrial Estate, Dyce, Aberdeen. Neighbouring occupiers within the Estate include Bristow Helicopters, Airbus, Expro, Fugro and Survivex.

The Estate is close to Aberdeen International Airport and enjoys excellent road links to the other Industrial Estates in Dyce, the City Centre – some 7 miles to the south and all main arterial routes including the A96 Aberdeen – Inverness trunk road. Communications will be further enhanced by the opening of Aberdeen's Western Peripheral Route, the opening of which is scheduled for later in 2018.

Description

A detached office and warehouse workshop building with ancillary car parking and yard.

Offices

- 2 open plan areas which meantime have been partitioned to provide cellular office space together with reception/meeting rooms complemented by staff welfare facilities.
- Carpet tiled raised floors, emulsion painted walls, suspended ceilings.
- Category 2 lighting.
- VRV heating/cooling system.

Warehouse/workshop

- Steel portal frame construction with insulated cladding to walls and roof.
- 2 roller shutter vehicular access doors measuring 5.4m wide by 5.8m high.
- Eaves height 7.5m approx.
- Translucent roof lights and high bay lighting.
- 3 phase electricity.

Yard

- Secure and concrete surfaced.
- Exclusive access with security gates.
- 32 car parking spaces to the front including disabled.

Floor Areas

Offices

Ground Floor	260.1 sq.m (2,800 sq.ft)
First Floor	254.6 sq.m (2,740 sq.ft)

Warehouse/Workshop

880.0 sq.m (9,473 sq.ft)

Total

1,394.7 sq.m (15,013 sq.ft)

Yard

555.0 sq.m (5,794 sq.ft)

The floor areas are calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

The existing tenant has altered the building to provide specialist workshop and storage areas but the intention is to re-instate the building to its original layout.

EPC

The original building has a B25 rating.

Lease Terms

The property is currently held by way of a Full Repairing and Insuring Lease which continues until 27 May 2026. The lease provides for a tenant only break option effective 27 May 2021 on providing a minimum of 6 months written notice. The current rent is £212,227 per annum but if the break is not exercised the rent will increase to a sum of £240,114 per annum from 27 May 2021.

Proposal

The current tenant is seeking to assign his lease but will give consideration to a sub lease on terms to be agreed. Short term flexible term leases with incentive packages are available, subject to terms.

Rateable Value

£210,000. Any new occupier would have a right of appeal against the Rateable Value.

VAT

The rent quoted is exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs with the assignee/ sub-tenant liable for Land and Buildings Transaction Tax and Registration Dues applicable together with Head Landlord's costs.

Entry

On conclusion of legal missives including Head Landlord's Consent.

Viewing & Offers

Viewing is by arrangement with the letting agent to whom all offers should be submitted in Scottish Legal Form.

Contact

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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.

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