

# For Sale/ May Let



## Terraced Office and Industrial Units With Parking

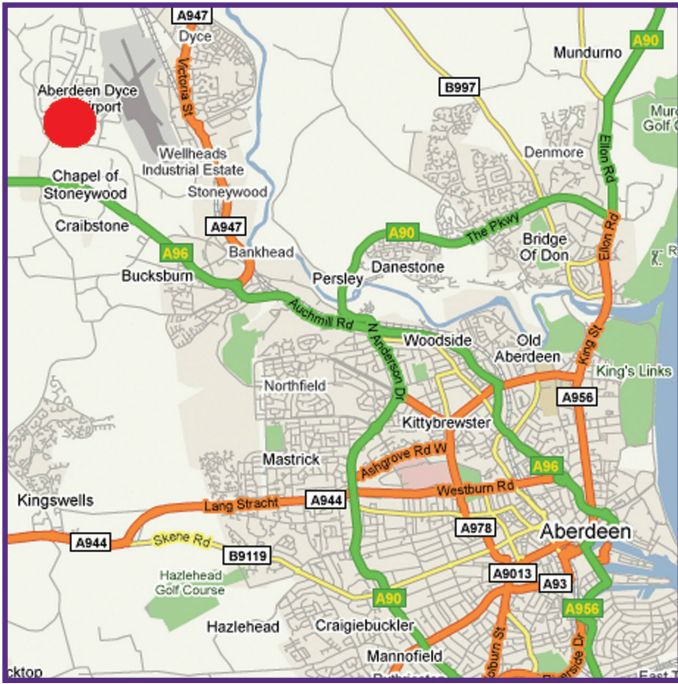
Units 3 & 4 Saxbone Centre  
Howemoss Crescent  
Dyce  
Aberdeen  
AB21 0GN

66.6 sq.m - 191.2 sq.m (717 sq.ft - 2,058 sq.ft)



## FG Burnett

Call 01224 572661  
[www.fgburnett.co.uk](http://www.fgburnett.co.uk)



## Floor Area

### Unit 3:

Office: 66.6 sq.m. (717 sq.ft.)

### Unit 4:

Workshop: 70.1 sq.m. (754 sq.ft.)

Mezzanine: 54.5 sq.m. (587 sq.ft.)

Unit 4 Total: 124.6 sq.m. (1,341 sq.ft.)

**Total: 191.2 sq.m. (2,058 sq.ft.)**

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

## EPC Rating

The premises have an Energy Performance rating of G. A copy of the EPC and recommendation report is available on request

## Lease Terms

The premises are offered for lease on flexible terms. Any longer term commitment will require provision for periodic rent review at regular intervals.

## Price

On application.

## Rent

Unit 3 - £12,000 pa

Unit 4 - £12,000 pa

## Rateable Value

Unit 3 - £12,000

Unit 4 - £11,750

Any new occupier will have a right of appeal against the above figures.

## VAT

We understand that no VAT will be applicable.

## Legal Costs

The ingoing tenant will be responsible for the landlord's reasonably incurred legal costs incurred in documenting any transaction. The tenant shall also be responsible for any LBTT and Registration Dues applicable.

## Entry

On conclusion of legal missives.

## Viewing & Offers

Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish legal form.

## Location

Aberdeen continues to be recognised as one of the major world centres for Oil & Gas engineering expertise with technologies developed in the City exported to energy provinces worldwide.

Dyce is a well established commercial location in the vicinity of Aberdeen International Airport and is easily accessible via the A96 Aberdeen to Inverness trunk road. The location will also benefit from improved road access upon completion of the Aberdeen Western Peripheral Route, anticipated in late 2017.

## Description

The Saxbone Centre comprises a terrace of modern commercial units of steel portal frame construction having concrete block and profile sheeted infill walls under pitched profiled steel sheet roofs.

Unit 3 has been configured to provide office accommodation including suspended acoustic tiled ceilings, category 2 lighting and carpeting throughout. Kitchen and toilet facilities have also recently been upgraded and refurbished.

Unit 4 comprises a workshop with some office space and a mezzanine above. There is a manually operated steel roller shutter door.

The units are available either individually or in combination.

# Contact

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