


Industrial

A4 | Lombard Centre

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

A4 | 2,956 sq ft

Industrial unit to let at Lombard Centre - Unit A4

The Lombard Centre comprises 10 modern industrial units that are fitted to a high specification and benefit from generous on-site parking provisions. The estate is exceptionally well located within a few minutes drive-time to both Aberdeen International Airport and the new Aberdeen Western Peripheral Route.

Lease Type

New



Unit Summary

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

Occupational Costs

| | Per Annum | Per Sq Ft |
|--------------------|-------------------|---------------|
| Rent | £27,047.40 | £9.15 |
| Rates | £10,522.69 | £3.56 |
| Maintenance Charge | £3,399.40 | £1.15 |
| Insurance | £272.60 | £0.09 |
| Total Cost | £40,969.49 | £13.86 |

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/43053

0800 122 3690

A4 | Lombard Centre

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



Location

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



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 |

Key Contacts

Asset Manager




Asset Manager
Simon Ross
E: simon.ross@industrials.co.uk


 +44 (0)800 122 3690


Letting Agents




 25 Albyn Place, AB10 1YL


Paul Richardson
Agent: Ryden

 Send a message



 No 1 Albyn Terrace, Aberdeen, AB10 1YP

Iain Landsman
Agent: CBRE

 Send a message



enquires@industrials.co.uk
0800 1 22 3330

Follow us

