

Industrial

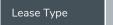
A4 | Lombard Centre

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.



W



Sec

🕢 Unit Summary

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



	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.

0800 122 3690

Industrial

A4 | Lombard Centre

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





Additional Information

Planning Class	В2	
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	



enquires@industrials.co.uk 0800 1 22 3330

Follow us

🎔 in



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



Road

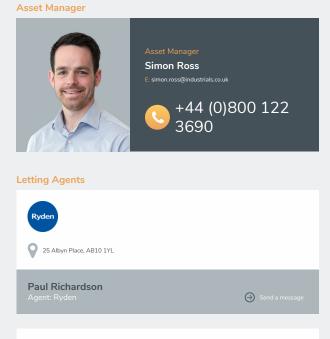
This site is situated close to the A96 and A90 with swift access to Aberdeen and the M90 motorway further south.



Airport Aberdeen 0.8m

Rail Dyce 1.0m, Aberdeen 6.1m, Inverurie 8.1m







lain Landsman

0800 122 3690

⇒ Send a mes

For more info please visit: unit.info/43053