



TO LET

UNIT 3, ROBERT LEONARD
INDUSTRIAL CENTRE, DYCE,
ABERDEEN, AB21 0GG

- 94.31 SQ M (1,015 SQ FT)
- PRIME LOCATION IN CLOSE PROXIMITY TO ABERDEEN INTERNATIONAL AIRPORT
- FLEXIBLE LEASE TERMS
- RENT: £14,000 PER ANNUM

LOCATION

The Robert Leonard Centre is located approximately six miles north west of Aberdeen City Centre on a prominent site within the Kirkhill Industrial Estate. The property is immediately adjacent to Dyce Drive, benefiting from excellent access to both Aberdeen Airport and the A96, Aberdeen to Inverness trunk road.

Nearby occupiers include Weatherford, Scott Bearings and Baker Hughes.

The exact location can be seen on the undernoted plan:



DESCRIPTION

The development comprises of 24 small industrial units within a fully landscaped site incorporating ample car parking. Each industrial unit provides both workshop and office accommodation. The unit is of a mono pitch steel frame construction off a reinforced concrete slab floor with brick block walls to full or dado height. The workshop specification includes an insulated metal sheet roof with access gained via a manual roller shutter door. The offices benefit from painted plasterboard walls and ceilings with tiled carpet flooring and electric panel heating.

ACCOMMODATION / FLOOR AREAS

The unit provides the following accommodation measured on a gross internal basis in accordance with RICS Code of Measuring Practice (6th Edition).

Workshop, office, and staff facilities 101.66 sq m (1,094 sq ft)

SERVICES

Mains 3-phase electricity, water and drainage are installed.

LEASE TERMS

The subjects are available on a flexible basis. Any lease in excess of 5 years will incorporate 5 yearly rent reviews.

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of:

£11,000

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

Any incoming occupier may qualify for 100% rates relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.

Full documentation is available upon request.

RENT

Offers in the region of £14,000 per annum.

SERVICE CHARGE

The tenant will be responsible for the payment of a Service Charge in relation to the maintenance, upkeep and repair of the common areas of the estate. Further details are available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs. Any incoming tenant/occupier will be responsible for the payment of LBTT and registration dues.

OFFERS / VIEWING

All offers should be submitted in writing to the joint agents who will also make arrangements to view.

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