

INDUSTRIAL

TO LET

Unit 1, Robert Leonard Centre
Dyce
Aberdeen
AB21 0GG

- Prime location in close proximity to Aberdeen International Airport
- GIA: 94.02 Sq m (1,012 sq ft)
- £15,000 Per annum

DM HALL
CHARTERED SURVEYORS



Commercial Department
4-5 Union Terrace, Aberdeen, AB10 1NJ
01224 594172

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, benefitting from excellent access to both Aberdeen Airport and the A96, Aberdeen to Inverness trunk road.

Surrounding occupiers include Baker Hughes, Halliburton, ASCO and Schlumberger.

The exact location can be seen on the undernoted plan:

DESCRIPTION

The subjects comprise a small end terraced industrial unit providing workshop and office accommodation. The workshop specification includes an insulated metal sheet roof with access provided via a manual roller shutter door. The offices are located to the front of the unit and benefit from painted plasterboard walls and ceilings with tiled carpeting and electric panel heating.

The unit is situated within the Robert Leonard Centre development which comprises 24 small industrial units set in a fully landscaped site incorporating ample car parking.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas:

Workshop	94.02 sq m (1,012 sq ft)
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The foregoing has been calculated on a Gross Internal Area basis in accordance with the current edition of the RICS Code of Measuring Practice.

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

RATING ASSESSMENT

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

£11,750

The Uniform Business Rate for the year 2021/2022 is 49.8p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B.

Full documentation is available upon request.

RENT

Offers in the region of £15,000 per annum exclusive of VAT.

VAT

All prices quoted in this schedule are exclusive of VAT.

ENTRY

On conclusion of missives

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing 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.

DM Hall LLP

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