

INDUSTRIAL

TO LET

UNIT 19,
ROBERT LEONARD CENTRE,
DYCE, ABERDEEN,
AB21 0GG

- ▶ PRIME LOCATION IN CLOSE PROXIMITY TO ABERDEEN INTERNATIONAL AIRPORT
- ▶ GIA: 88.92 SQ M (957 SQ FT)
- ▶ £15,000 PER ANNUM
- ▶ FLEXIBLE LEASE TERMS
- ▶ POTENTIAL TO BE SUBDIVIDED

DM HALL
CHARTERED SURVEYORS



Commercial Department
4-5 Union Terrace, Aberdeen, AB10 1NJ
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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 two adjoining end terraced industrial units which are linked via an internal pedestrian door. Each unit is of mono pitched steel portal frame construction and concrete block walls to full or dado height.

The offices within Unit 19 have been finished to a high specification comprising painted plasterboard walls, suspended tile ceiling, tiles carpeting and electric panel heating. The accommodation includes 4 private offices, a tea prep area and reception. Toilet facilities are provided within both units.

Our client would consider re-configuring the unit to remove some of the office accommodation and create workshop spaces to suit individual client requirements, if required.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas:

Offices, reception and staff facilities **88.92 sq m (957 sq ft)**

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 3-phase electricity, water and drainage being to the main public sewer.

RATING ASSESSMENT

The rateable value will require to be reassessed upon occupation.

The Uniform Business Rate for the year 2023/2024 is 49p in the £. Water and waste water rates are also payable.

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

Full documentation is available upon request.

RENT

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

PROPOSAL

The unit is available to let on Full Repairing and Insuring terms for a period to be agreed. Any medium to long term lease will be subject to periodic rent reviews.

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.

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 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.

DM Hall LLP

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