

TO LET/MAY SELL



**UNITS A-D**  
**WELLHEADS TERRACE**  
DYCE ABERDEEN AB21 7GF

AVAILABLE SPACE FROM **2,237.30 SQ.M** (24,082 SQ.FT) TO **10,110.50 SQ.M** (108,828 SQ.FT)  
TOTAL SITE AREA EXTENDING TO **2.712 HECTARES** (6.7 ACRES)

# HIGHLIGHTS

- | EXCELLENT LOCATION WITHIN DYCE, ABERDEEN'S PREMIER INDUSTRIAL AREA
- | CLOSE PROXIMITY TO ABERDEEN INTERNATIONAL AIRPORT
- | EXCELLENT TRANSPORT LINKS AROUND ABERDEEN AND THE SURROUNDS VIA ABERDEEN WESTERN PERIPHERAL ROUTE (AWPR)
- | AVAILABLE SPACE FROM 2,237.30 SQ.M (24,082 SQ.FT) TO 10,110.50 SQ.M (108,828 SQ.FT)
- | EACH UNIT IS TO BE REFURBISHED TO A HIGH STANDARD
- | UNIT B HAS BEEN REFURBISHED AND READY FOR IMMEDIATE OCCUPATION
- | OPEN PLAN WAREHOUSING BENEFITING FROM AN EAVES HEIGHT OF 7.3M AND MULTIPLE ROLLER SHUTTER DOORS
- | MINIMUM OFFICE ACCOMMODATION IN SITU, WHILST FURTHER OFFICE SPACE CAN BE ADDED IF REQUIRED
- | EXCELLENT YARD SPACE LAID IN A MIXTURE OF CONCRETE AND HARDCORE
- | UNITS CAN BE LET INDIVIDUALLY OR IN COMBINATION
- | TENANT FRIENDLY AND FLEXIBLE LEASE TERMS AVAILABLE
- | LANDLORD WILL CONSIDER A SALE OF INDIVIDUAL UNITS OR COMBINATIONS / WHOLE OF THE SITE
- | HERITABLE TITLE
- | TOTAL SITE AREA EXTENDING TO 2.712 HECTARES (6.7 ACRES)





ABERDEEN AIRPORT

WELLHEADS DRIVE

WELLHEADS PLACE

WELLHEADS CRESCENT

STONEYVIEW ROAD

# LOCATION

The industrial unit is located at the end of Wellheads Terrace, Dyce. Wellheads Terrace is located approximately six miles north west of Aberdeen City Centre, within Wellheads Industrial Estate and on the eastern boundary of Aberdeen International Airport.

The terrace is located only minutes away from the airport and benefits from close proximity to two junctions providing access to the Aberdeen Western Peripheral Route (AWPR), both Parkhill and Craibstone.

Since opening the AWPR has improved connectivity across all point North, West, and South of the city, along with improving links to surrounding communities further North and South. Dyce train station is only a short distance from Wellheads terrace and there are bus stops along Wellheads Drive.

# TRANSPORT CONNECTIONS

## Road

Aberdeen is well connected to the rest of Scotland via an excellent motorway network. The A96 connects northwest to Inverness in 2 hours 45 minutes. The A90 leads south to Dundee and Perth in around 60 and 75 minutes respectively. The A90 leads to the M90 which, in turn provides ready access to both Edinburgh and Glasgow.

## Air

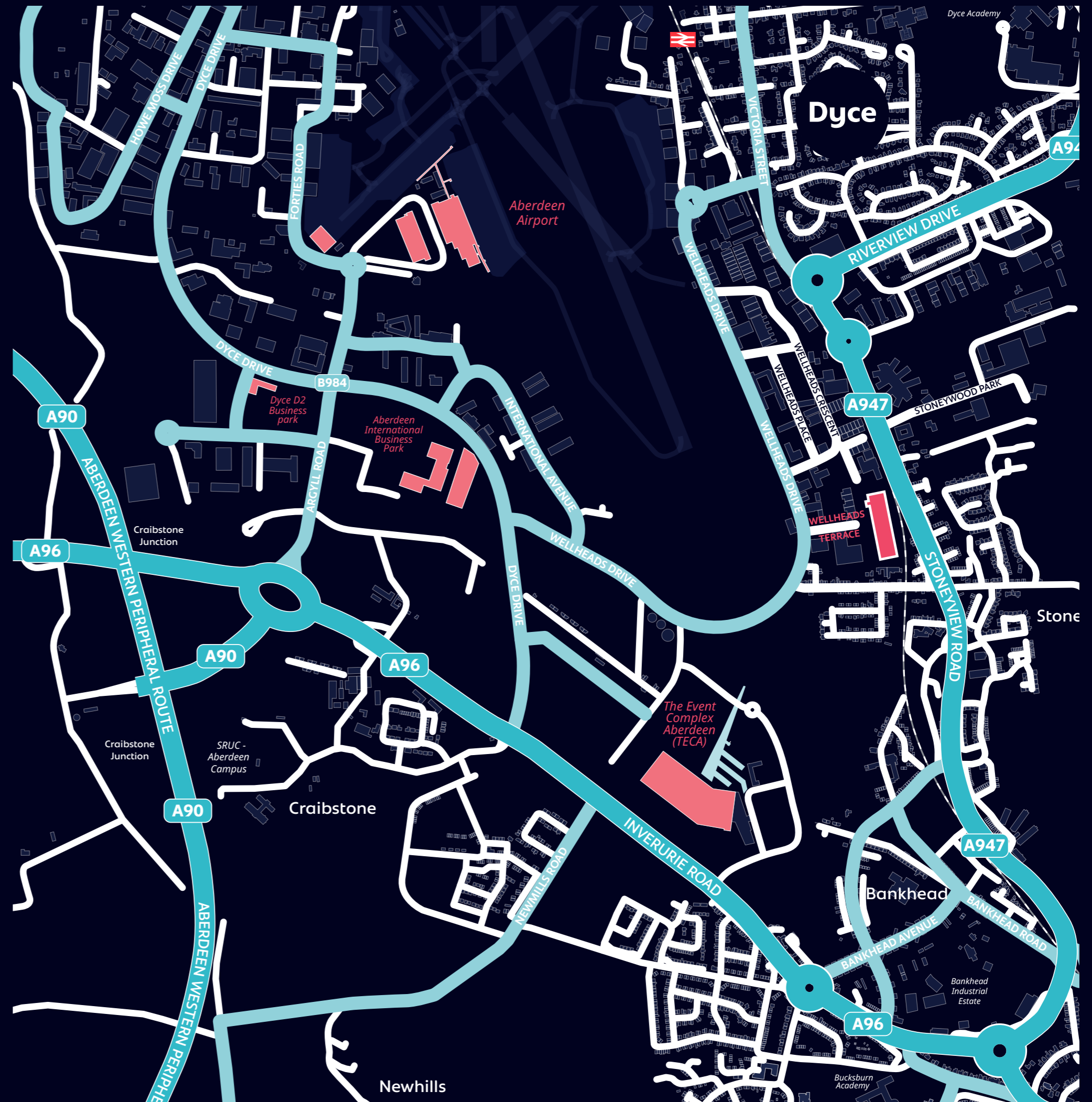
Aberdeen airport is situated in Dyce, some 6 miles to the northwest of the city centre. The airport serves major UK cities daily and operates direct flights to Europe including Paris, Amsterdam and Oslo.

## Rail

The East Coast rail network connects Aberdeen to all main UK destinations. The rail station is conveniently located in the heart of the city centre, only a 15 minute drive from the subjects.

## Sea

The City has one of the busiest commercial ports in the UK and is a vital resource for the north sea oil and gas industry. Over 4 million tonnes of cargo are handled to nearly 40 destinations. Construction has now commenced on Aberdeen Harbour Board's £350m expansion and development of additional facilities in Nigg Bay to the south of the existing harbour.



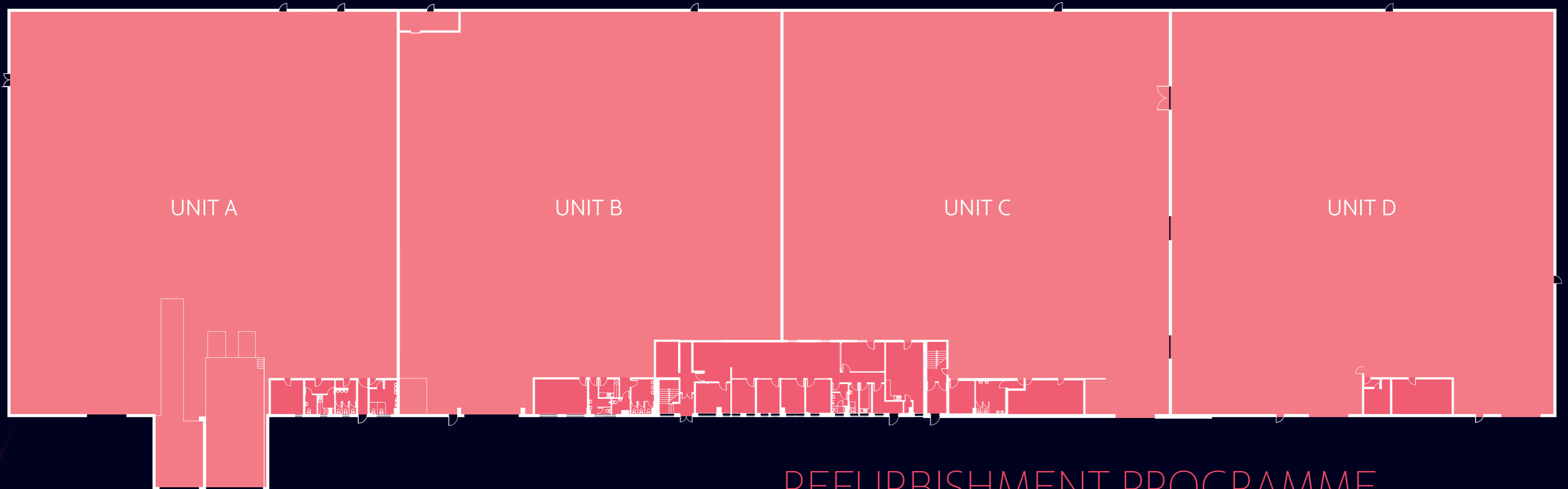
# DESCRIPTION

Units A – D Wellheads Terrace comprises a substantial high bay industrial facility, situated on a secure site, which has been sub-divided into four terraced units. The property is of steel portal frame construction with blockwork walls to dado height and steel profile cladding above, under a pitched roof, benefitting from an impressive eaves height of approximately 7.4M.

Each unit provides mainly industrial accommodation with appropriate welfare facilities and minimal office space and accessed via electric roller shutter doors, Units A and D benefit from two roller shutter doors each.

Externally there is a generous yard area, laid predominantly in concrete, with yard on three elevations of the building. Yards can be allocated to each of the units dependent on specific occupier requirements.

# TERRACE LAYOUT PLAN



*In addition to the internal space available, there is 8,859.23 sq m (95,360 sq ft) of useable yard space, equating to just over 2.1 acres*

# REFURBISHMENT PROGRAMME

Unit B has been refurbished to a high standard and is ready for immediate occupation.

Units A, C & D will benefit from the following:

- | Newly painted concrete floor and blockwork walls
- | New refurbished welfare facilities throughout
- | Refurbishment to the existing office accommodation
- | Servicing of the roller shutter doors
- | LED lighting installed throughout

# FLOOR AREAS

UNIT A		
DESCRIPTION	SQ M	SQ FT
Warehouse	2,467.15	26,556
Office and Welfare	67.54	727
<b>TOTAL</b>	<b>2,534.70</b>	<b>27,283</b>

UNIT B		
DESCRIPTION	SQ M	SQ FT
Warehouse	2,136.69	22,999
Office and Welfare	100.61	1,083
<b>TOTAL</b>	<b>2,237.30</b>	<b>24,082</b>

UNIT C		
DESCRIPTION	SQ M	SQ FT
Warehouse	2,139.57	23,030
Warehouse Welfare	77.02	829
Ground Floor Office	329.50	3,547
First Floor Office	329.23	3,544
Mezzanine	77.02	829
<b>TOTAL</b>	<b>2,952.35</b>	<b>31,779</b>

UNIT D		
DESCRIPTION	SQ M	SQ FT
Warehouse	2,324.23	25,018
Office and Welfare	61.92	666
<b>TOTAL</b>	<b>2,386.15</b>	<b>25,684</b>

**NOTE:**

In addition to the internal space available, there is 8,859.23 sq m (95,360 sq ft) of useable yard space, equating to just over 2.1 acres.

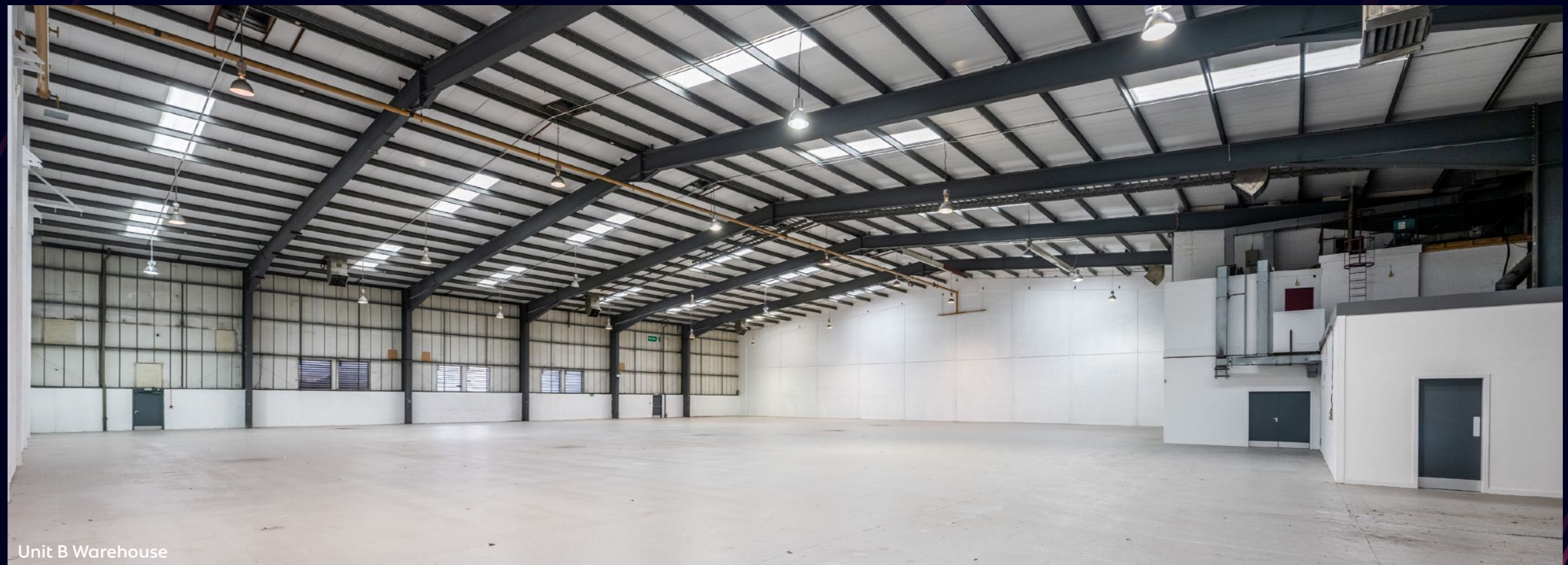
Yard space will be allocated based on occupier requirements and internal space occupied.



# RENT

<b>Internal</b>	<b>£6.00 per sq ft</b>
<b>External</b>	<b>£1.00 per sq ft</b>

The above competitive rental rates can be tailored dependent on specific occupier requirements.



## LEASE TERMS

The units are available on full repairing and insuring leases. Incentives, including rent free periods, are available dependent on lease term agreed.

## TITLE

Heritable (Scottish equivalent to freehold) interest.

## SALE

Although it is our client's intention to lease, offers are invited for the terrace as a whole or individual units.

## RATEABLE VALUE

### UNIT A:

Rateable Value: £181,000

Rates Payable: £94,844 per annum

### UNIT B:

Rateable Value: £123,000

Rates Payable: £64,452 per annum

### UNITS C & D:

Rateable Value: £345,000

Rates Payable: £180,780 per annum

Please note Units C & D will require to be re-assessed should they be occupied separately.

## ENTRY

Immediate upon the conclusion of legal missives.

## ENERGY PERFORMANCE RATING

UNIT A: TBC

UNIT B: TBC

UNITS C & D: TBC

## LEGAL COSTS

Each party will bear their own legal costs. Any ingoing tenant will be responsible for any Land and Buildings Transaction Tax and registration dues, if applicable.

## VAT

All prices quoted on the schedule are exclusive of VAT.

## ANTI MONEY LAUNDERING

Any potential leasehold occupier or successful purchaser will be required to provide the usual counter party due diligence information to satisfy Anti Money Laundering requirements at the point of Heads of Terms being agreed.



Unit A Warehouse



Unit D Warehouse



Unit A Warehouse Office



# UNITS A-D | WELLHEADS TERRACE

DYCE | ABERDEEN | AB21 7GF

## VIEWINGS AND OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.



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Date of Particulars: June 2022  
Date of Photographs: May 2022