

TO LET



Prominent warehouse extending to 1,800 sq m (19,500 sq ft)

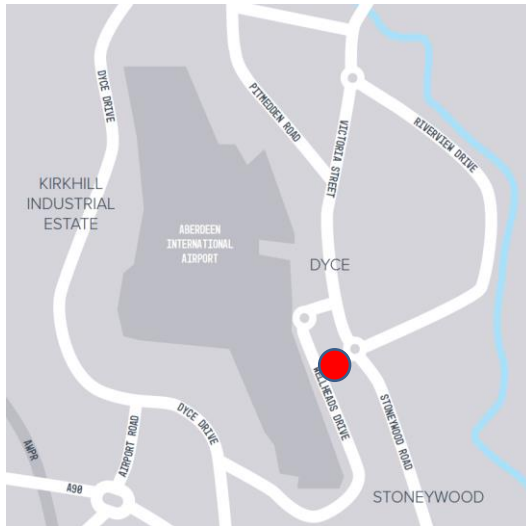


Industrial Unit with office provision and secure yard

Unit 3, Wellheads Way, Dyce, Aberdeen AB21 7GD

Location

The property is located on Wellheads Way, Dyce on the east side of the airport approximately 7 miles north west of the city centre. The property fronts onto Wellheads Drive which connects to the A96, the main arterial route between Aberdeen and Inverness and the Aberdeen Western Peripheral Route (AWPR) is located 2 miles west of the property.



Description

The property comprises a detached warehouse / workshop building with ancillary office and staff accommodation, together with a good sized secure tarmac yard and designated car parking.

The warehouse is of steel portal frame construction with an eaves height of 4.4m under a pitched roof with translucent sheeting providing good natural lighting.

Vehicle access is by way of two up and over electric roller shutter doors.

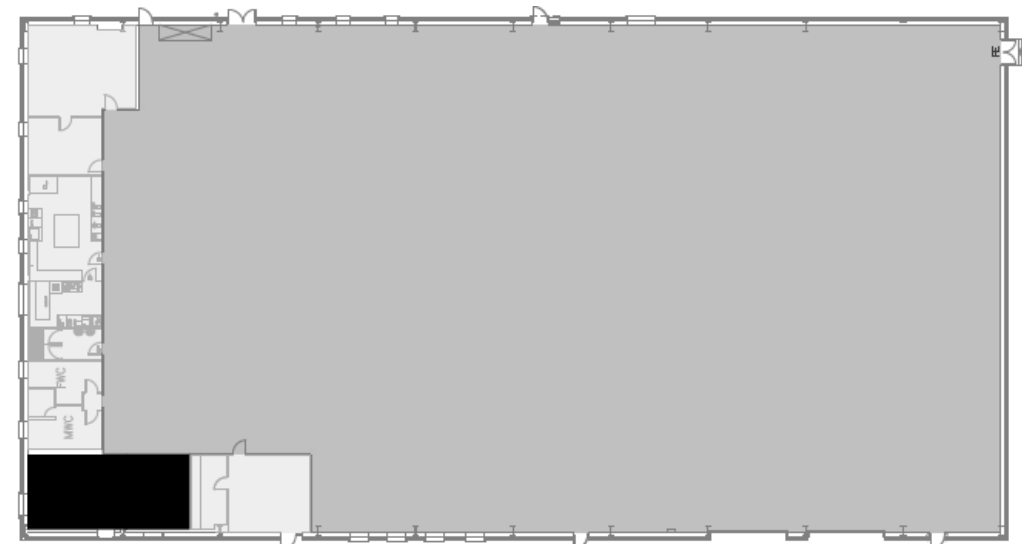
Accommodation

We calculate the approximate gross internal floor area of the premises as follows:-

Description	Sq M	Sq Ft
Warehouse	1,651	17,771
Office	163	1,755
Total	1,814	19,526
Secure Yard	1,771	19,060

The above areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Floor Plan



Energy Performance Certificate

The property will require to be reassessed upon completion of the refurbishment works. Full EPC documentation will be provided ahead of any new lease commencing.

Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

VAT

All prices quoted in the schedule are exclusive of VAT.

Entry

Upon completion of legal missives.

Lease Terms

The quoting rent is £165,000 on the basis of a new full repairing and insuring lease. Any medium / long term lease will provide for periodic rent reviews.

Rateable Value

The subjects are currently part of a larger entry in the Valuation Roll and will require to be re-assessed on occupation.



Contact

For further information, or to arrange a viewing, please contact:



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Particulars dated September 2023. Photographs dated March 2019.