

TO LET

High Quality New Build Facility in Prominent Location

Unit 2 Wellheads Road, Dyce, Aberdeen

- ◆ Detached workshop and office facility with secure concrete yard
- ◆ Prime industrial location within close proximity to A96
- ◆ Total floor area of 1,215.80 sq.m (13,087 sq.ft).
- ◆ 30 car parking spaces
- ◆ DDA Compliant
- ◆ Available Summer 2015



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Unit 2 Wellheads Road, Dyce



Location

The subjects are located within Farburn Industrial Estate in Dyce, one of Aberdeen's prime industrial estates, on the south side of Wellheads Road. The property is located approximately 6 miles north west of Aberdeen City Centre and is well situated for easy access to the A96 and is in close proximity to Aberdeen International Airport. Surrounding occupiers include BP, Baker Hughes and Drill Quip.

The exact location of the property can be seen on the plan below.



Description

The subjects comprise a detached workshop and office facility at ground and first floor level together with a secure concrete yard.

The property is of steel portal frame construction, off a concrete floor, with blockwork dado walls and insulated profile metal cladding above.

The workshop benefits from high bay lighting, and an internal eaves height of approximately 6 metres. Vehicle access is provided via two electric roller shutter doors and heating is provided by gas fired warm air heaters.

The offices provide open plan accommodation together with male and female toilets and staff kitchen facilities. The offices benefit from suspended ceiling tiles, VRF air-conditioning and carpet tiles throughout. Artificial lighting is provided by modular fluorescent lighting and natural light is also provided via aluminium, double glazed windows.

There are 30 dedicated car parking spaces located to the front of the unit.

Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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Floor Area

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

Description	Sq. m.	Sq. ft.
Workshop	794.90	8,556
Ground Floor Office	215.90	2,324
First Floor Office	205.00	2,207
Total	1,215.80	13,087
Yard	1,069.00	11,507

The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

Rating

The subjects will require to be assessed on occupation. A estimate can be provided on request.

Lease Terms

Our client is seeking to lease the premises on a standard Full Repairing and Insuring (FRI) lease for a minimum period of 15 years, incorporating periodic upwards only rent reviews .

Rent

Upon application.

EPC Rating

It is anticipated the building will achieve a B rating.

VAT

All prices, premiums and rents quoted are exclusive of Value Added Tax.

Entry

Summer 2015 upon conclusion of legal formalities.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for Stamp Duty Land Tax and registration dues, as appropriate.

Viewing and Offers

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

Contact

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