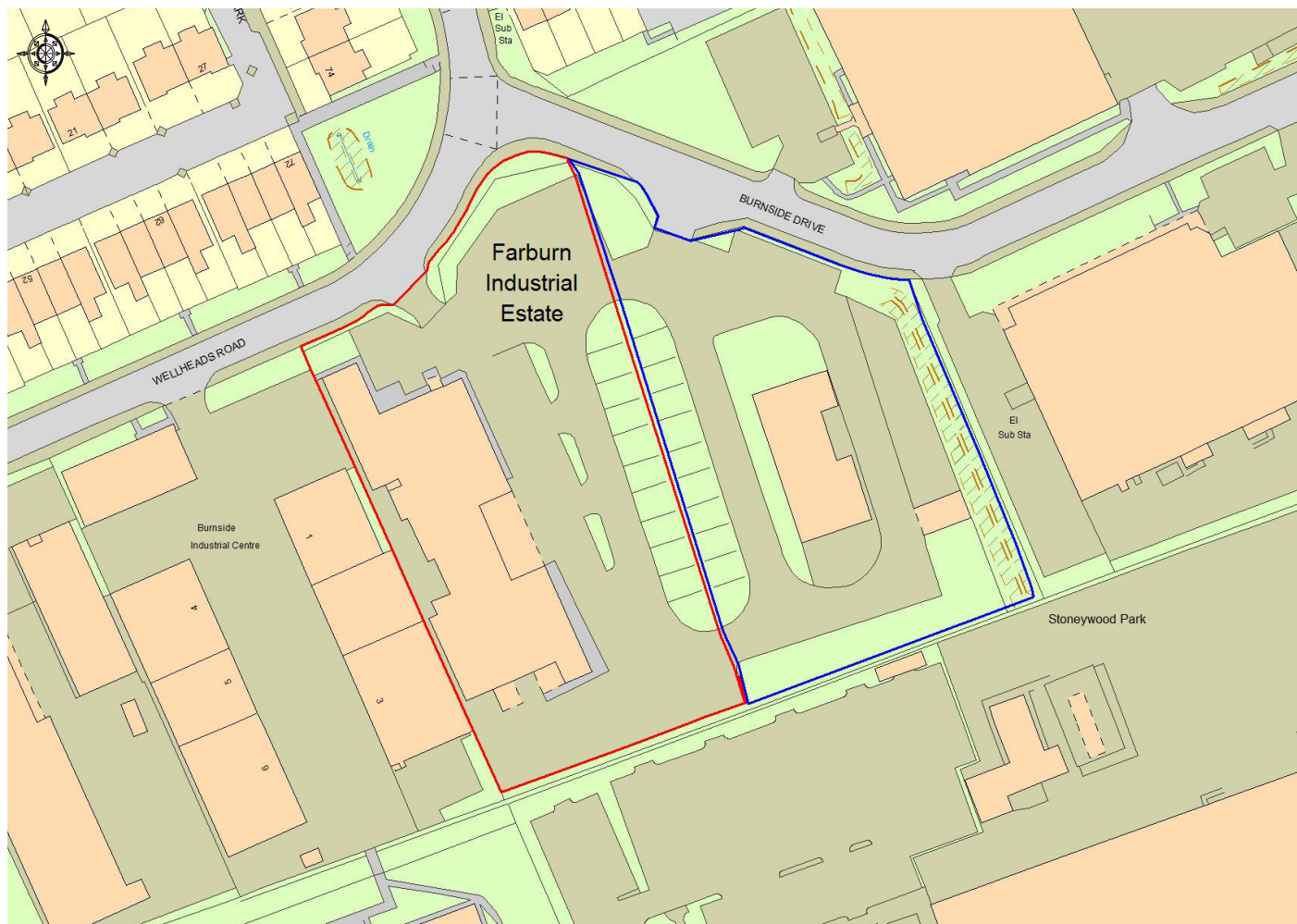


INDUSTRIAL & OFFICE FACILITY WITH LARGE SECURE YARD

Wellheads Road, Dyce, Aberdeen, AB21 7HG



Key Highlights

- From 1.52 acres (0.61) to 3.12 acres (1.26 hectares)
- Established commercial and residential location
- Available as a whole or individually

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Location

The subjects are situated on the south side of Wellheads Road within Farburn Industrial Estate in Dyce. Aberdeen International Airport is in very close proximity as is The Event Complex Aberdeen (TECA) which is due to open in mid-2019. The train and bus station are located approx. 8 miles south east. Surrounding occupiers include BP, Falck Safety and MB Systems.

The exact location is shown on the adjacent plan.

Description

The west side of the site extends to approx. 1.60 acres (0.65 hectares) and comprises a detached office and workshop building. The office element is of concrete block construction and the accommodation is split over ground and first floor level. The workshop is of traditional steel portal frame construction off a concrete floor, under a pitched roof. The remainder of the west site provides car parking and a secure yard area.

The east side of the site extends to approx. 1.52 acres (0.65 hectares) and comprises a detached workshop building of steel portal frame construction. The remainder of the site is laid down with a mixture of concrete and hardcore providing external storage.

There is separate vehicle access to each site – the west site is accessed via Wellheads Road and the east from Burnside Drive.

Floor Areas

WEST SITE	SQ M	SQ FT
Office	1,247.21	13,425
Workshop	618.08	6,653
Workshop Office	168.62	1,815
ER Centre	128.76	1,386
TOTAL	2,162.67	23,279
Yard	3,244.33	34,922
EAST SITE		
Workshop	437.48	4,709
TOTAL	437.48	4,709
Yard	2,466.65	26,551

Tenure

Our client owns the heritable interest in the west site (highlighted in red).

The east site (highlighted in blue) is subject to a ground lease which is due to expire in 2077. The current passing rent is £42,000 per annum. There is an outstanding rent review from 24th April 2018.

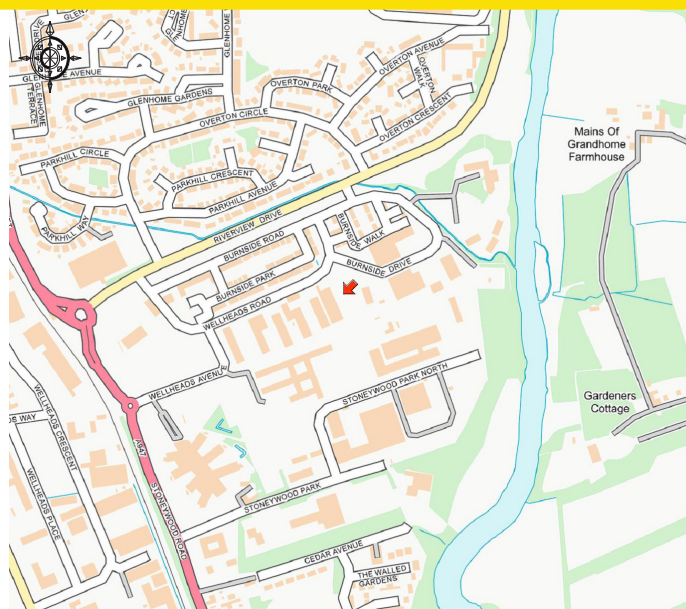
Contact

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Development Potential/Planning

The site designated within the Aberdeen Local Development Plan 2017 for mixed use development (Policy H2) and may be suitable for a variety of alternative uses. Interested parties should make their own enquiries to the Planning Department for clarification on redevelopment potential.

Price

Offers are invited for our clients heritable and leasehold interest in the site. The sites are available as a whole or individually.

Rateable Value

The Rateable Value is £267,000.

Legal Costs

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

Energy Performance Rating

The Energy Performance Rating for the building is F.

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

Entry

The subjects are available for immediate entry.

Viewings & Offers

Viewing is strictly by arrangement with the sole selling agent to whom all offers should be submitted in Scottish Legal Form.

IMPORTANT NOTICE

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