



# WELLHEADS INDUSTRIAL ESTATE

Dyce | Aberdeen | AB21 7GA



## BLOCK E

Units E22, E23,  
E25 and E26

- > Refurbished and ready for immediate occupation
- > Close Proximity to Aberdeen International Airport
- > Flexible lease terms available
- > Available unit sizes from 417.05 sq m (4,489 sq ft)
- > Available individually or in combination
- > Ingoing occupiers should benefit from the first year business rates free, via Fresh Start Rates Relief

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## LOCATION

‘The estate 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).’



1.8 miles  
Aberdeen Airport



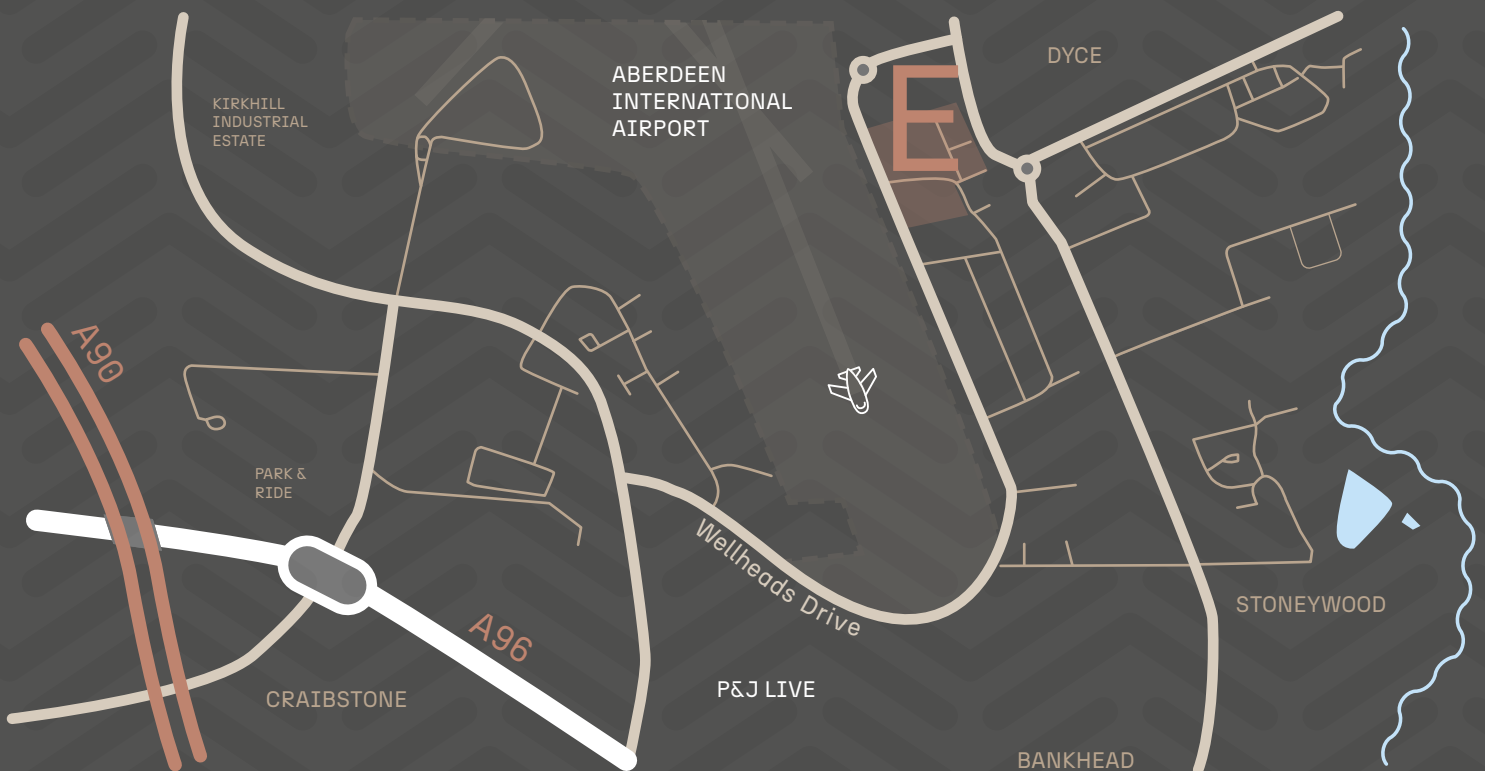
1.9 miles  
AWPR



6.1 miles  
City Centre



6.4 miles  
Harbour



Wellheads Industrial Estate is located approximately seven miles north west of the city centre, on the eastern boundary of Aberdeen International Airport in Dyce.

The estate 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).

The AWPR provides excellent connectivity to all points North, West and South of the city.

Occupiers already within the estate include Ethos Energy, Merseyflex, RWG and Schenker.



## DESCRIPTION

All of the units have been refurbished to a high standard and are ready for immediate occupation by any ingoing occupier. The units can be let individually or together dependent on occupier requirement. Unit E22 benefits from a corner location with good visibility onto Wellheads Crescent and office accommodation arranged over ground and first floor. Unit E25 benefits from two 2 Tonne Cranes on a crane rail.

## SPECIFICATION

- > Steel portal frame construction
- > Painted concrete floor
- > Clear eaves height of 5.7 metres
- > Three phase power
- > Electric roller shutter doors
- > Refurbished open plan office space
- > Dedicated parking

## INDICATIVE PLANS



# BLOCK E

## FLOOR AREAS

### Unit E22

Description	Sq M	Sq Ft
Warehouse	302.42	3,255
Ground Floor Office	63.62	685
First Floor Office	51.02	549
<b>Total</b>	<b>417.05</b>	<b>4,489</b>

### Unit E23

Description	Sq M	Sq Ft
Warehouse	303.72	3,269
Ground Floor Office	57.22	616
First Floor Office	62.11	669
<b>Total</b>	<b>423.05</b>	<b>4,554</b>

### Unit E25

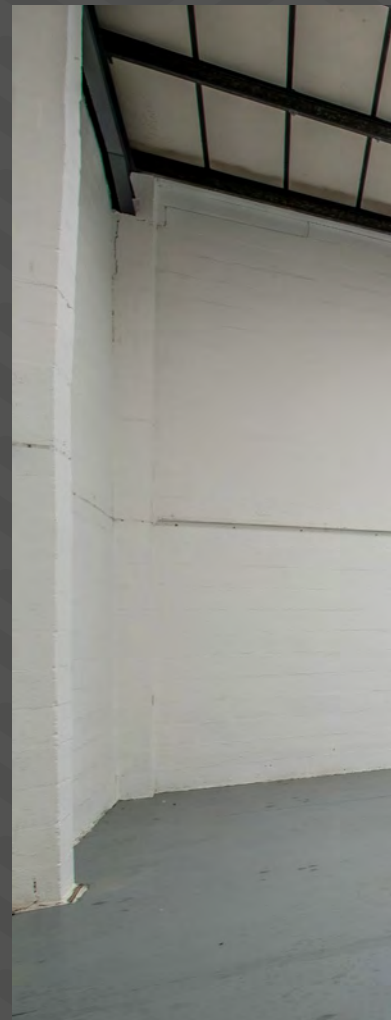
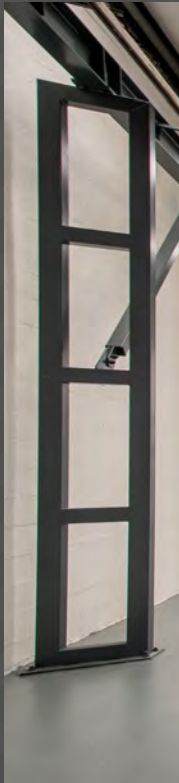
Description	Sq M	Sq Ft
Warehouse	291.46	3,137
Ground Floor Office	68.27	735
First Floor Office	63.23	681
<b>Total</b>	<b>422.96</b>	<b>4,553</b>

### Unit E26

Description	Sq M	Sq Ft
Warehouse	293.11	3,155
Ground Floor Office	56.84	612
First Floor Office	63.22	681
Mezzanine	34.81	375
<b>Total</b>	<b>447.98</b>	<b>4,822</b>

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## TERMS

The units are available on full repairing and insuring leases. Incentives, including rent free periods, are available dependent on lease term agreed. The units can be let individually or in combination.

## RENT

Upon Application. Flexible lease terms are available depending on how much space is required and lease term.

## RATEABLE VALUE

Unit **E22**: £34,750 (Rates Payable of £17,305 per annum)

Unit **E23**: £34,000 (Rates Payable of £16,932 per annum)

Unit **E25**: £27,750 (Rates Payable of £13,919.50 per annum)

Units **E26**: £28,500 (Rates Payable of £14,193 per annum)

Each of the units will benefit from the first year Business Rates free, using the Fresh Start Rates Relief scheme.

## ENERGY PERFORMANCE RATING

Units **E22 – E26**: C (The units will require new EPCs as and when they are let depending on what space is required)

## VAT

All prices quoted on the schedule are exclusive of VAT.

## LEGAL COSTS

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

## ENTRY

Immediate upon the conclusion of legal missives.

## VIEWINGS AND OFFERS

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

# E



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