



WELLHEADS INDUSTRIAL ESTATE

Dyce | Aberdeen | AB21 7GA



BLOCK D

Units D15, D17, D18,
D19, D20 and D21

- > Refurbished and ready for immediate occupation
- > Close Proximity to Aberdeen International Airport
- > Flexible lease terms available
- > Available unit sizes from 332.72 sq m (3,581 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, both benefitting from visibility onto Wellheads Drive.

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



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FLOOR AREAS

Unit D15

Description	Sq M	Sq Ft
Warehouse	275.81	2,969
Trade counter and welfare	70.81	762
Total	346.62	3,731

Unit D17

Description	Sq M	Sq Ft
Warehouse	267.02	2,874
Office and welfare	66.52	716
Total	333.54	3,590

Unit D18

Description	Sq M	Sq Ft
Warehouse	281.80	3,033
Office and welfare	50.92	548
Total	332.72	3,581

Unit D19

Description	Sq M	Sq Ft
Warehouse	289.09	3,112
Office and welfare	45.31	488
Total	334.39	3,599

Unit D20

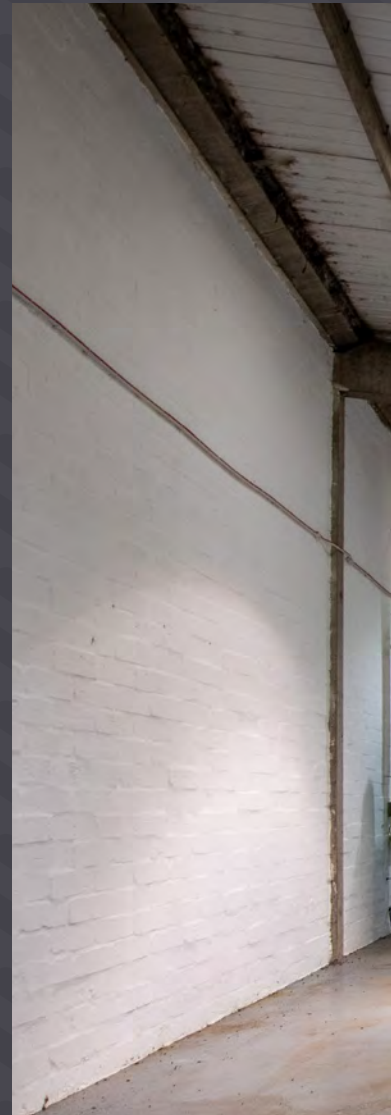
Description	Sq M	Sq Ft
Warehouse	290.73	3,129
Office and welfare	44.04	474
Total	334.77	3,603

Unit D21

Description	Sq M	Sq Ft
Warehouse	290.37	3,125
Ground Floor Office	44.84	483
First Floor Office	52.23	562
Total	387.44	4,170

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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 D15: £27,250 (Rates Payable of £13,570 per annum)

Unit D17: £26,250 (Rates Payable of £13,072 per annum)

Unit D18: £26,250 (Rates Payable of £13,072 per annum)

Units D19 & D20: £52,000 (Rates Payable of £26,572 per annum)
*units require to reassessed upon occupation

Unit D21: £30,500 (Rates Payable of £15,189 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

Unit D15: E

Unit D17: E

Unit D18: E

Unit D19 & D20: F (currently assessed as a single unit)

Unit D21: G

VAT

All prices quoted on the schedule are exclusive of VAT.

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.

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.

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