



DEVELOPMENT SITE / OPEN STORAGE YARD  
APPROX 0.96 HA (2.36 ACRES)

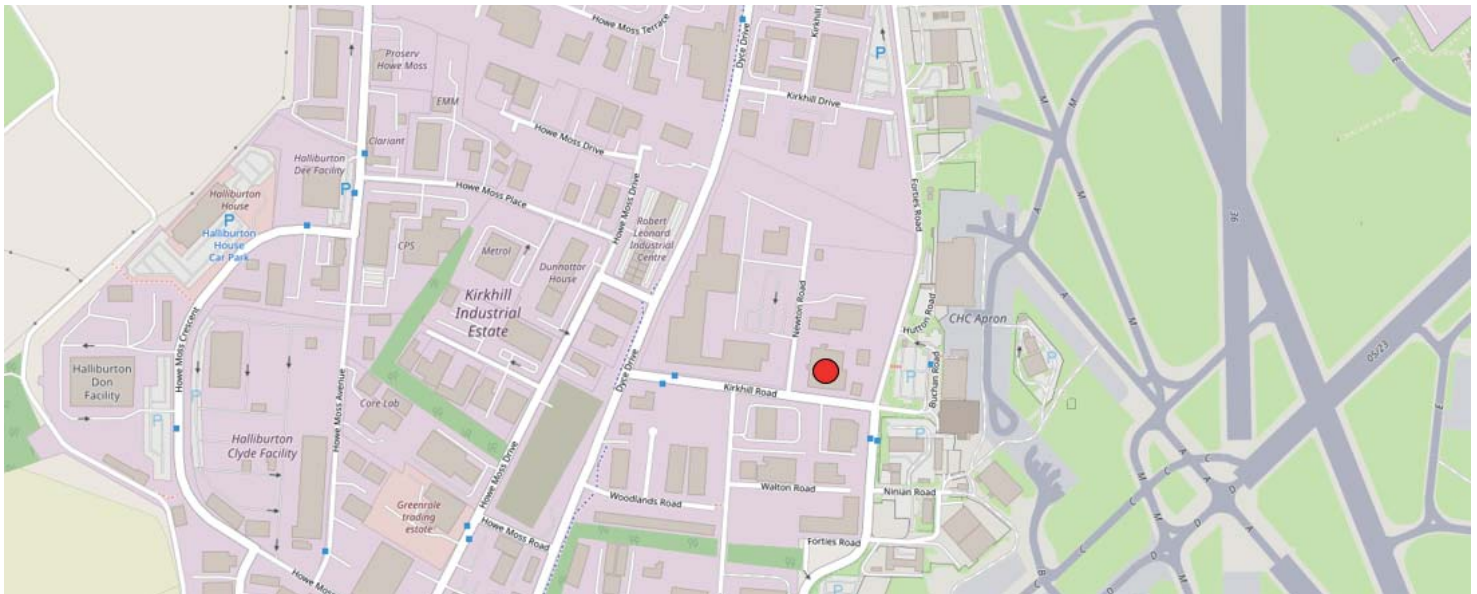


TO LET / FOR SALE  
**Newton Road**

Kirkhill Industrial Estate, Dyce, Aberdeen, AB21 0GE

To request a viewing call us on 01224 572661

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## LOCATION

Aberdeen is widely recognised as the European Capital for the North Sea Oil and Gas Exploration Industries with many technologies in the City being exported to energy provinces worldwide.

Dyce is a well-established office and industrial area located in the vicinity of Aberdeen International Airport, easily accessible via the A96 Aberdeen-Inverness trunk road enhanced by the AWPR.

Occupiers within Dyce include, amongst others, Schlumberger, Oceaneering, Baker Hughes, Weatherford and Diamond Drilling.

## DESCRIPTION

Demolition of the existing buildings is due to commence imminently, after which the site will provide a mostly level part concrete, part tarmac serviced site of c 0.955 Ha (2.36 acres). The site has boundaries to Newton Road, Kirkhill Place and Forties Road, with vehicular access from both Newton Road and Kirkhill Place. The site is secured by a metal fence, gate access and benefits from perimeter floodlights.

## GROUND TENURE

Our client possesses the heritable interest in the site.

## RATEABLE VALUE

The site will be reassessed once the existing buildings have been demolished. Any new occupier would have the right to appeal against the Rateable Value.

## OPPORTUNITY

The owner is willing to consider various options for the site, to include leasing as open storage, selling their heritable interest or redeveloping the site to suit an occupiers requirements. We understand that the site could withstand a facility of c 40,000 sq.ft with associated yard and parking, albeit there is potential to develop a number of smaller units. All enquiries are invited.

## VAT

VAT will be payable on any purchase price or rent payable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing occupier will be responsible for any transactional property tax incurred and registration dues applicable.

## ENTRY

On completion of the demolition and associated works and completion of legal missives.

## AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

## VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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