

TO LET

HIGH QUALITY REFURBISHED
INDUSTRIAL UNITS



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**WELLHEADS CRESCENT
TRADING ESTATE**
DYCE, ABERDEEN, AB21 7GA



NEWLY
REFURBISHED



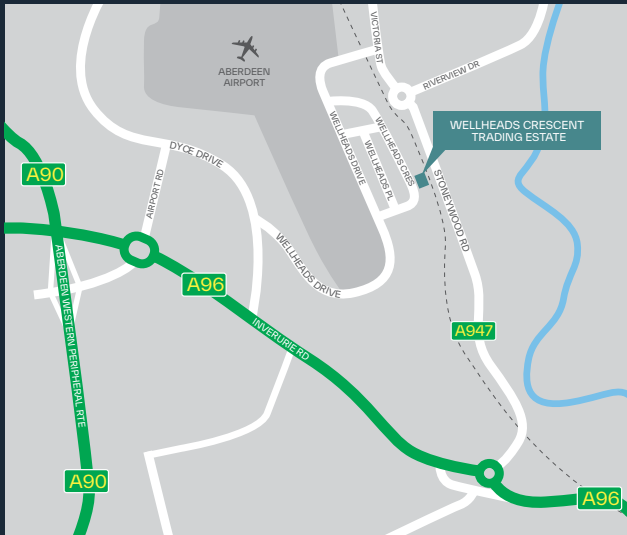
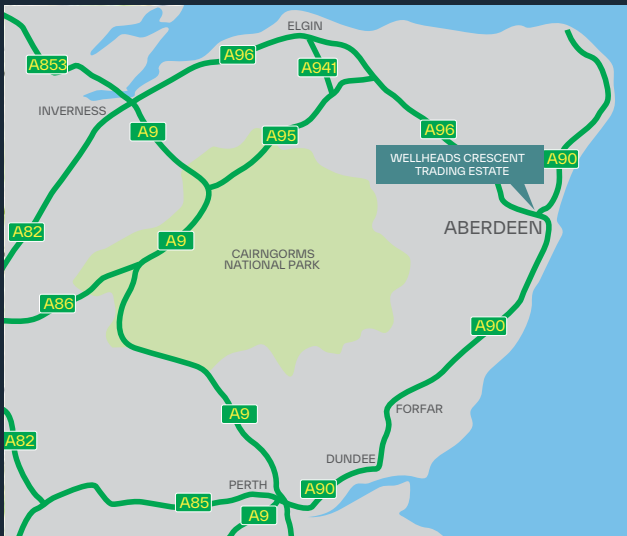
FLEXIBLE
TERMS



INCENTIVES
AVAILABLE







LOCATION

Dyce is one of Aberdeen's foremost industrial areas situated some 7 miles north of Aberdeen city centre. The Estate benefits from close proximity to Aberdeen International Airport, the Western Peripheral Road and beyond to the (A96) Aberdeen – Inverness trunk road which connects to the ring road system and other areas within Aberdeen city.

These units form part of Wellheads Crescent Trading Estate, a small industrial development situated on the east side of Wellheads Crescent close to its junction with Wellheads Drive. Neighbouring occupiers, amongst others include RWG, Babcock, Forsyths and Prosafe.

DESCRIPTION

- + Mid-terraced industrial units
- + Steel frame construction with concrete block and profiled metal clad walls
- + New profile metal clad roofs
- + Office and welfare facilities
- + New electric roller shutter doors
- + Exclusive car parking and communal forecourt
- + Newly painted cladding
- + LED lights throughout

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT	M ²	FT ²	EPC
5/6	649.1	6,987	A-09
11	227.0	2,443	B-16

ENERGY PERFORMANCE RATING

EPC's are available on request.

LEASE TERMS

The units are available on new full repairing and insuring leases.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

BUSINESS RATES

Any ingoing tenant may benefit from Fresh Start rates relief for the first 12 months of occupation.

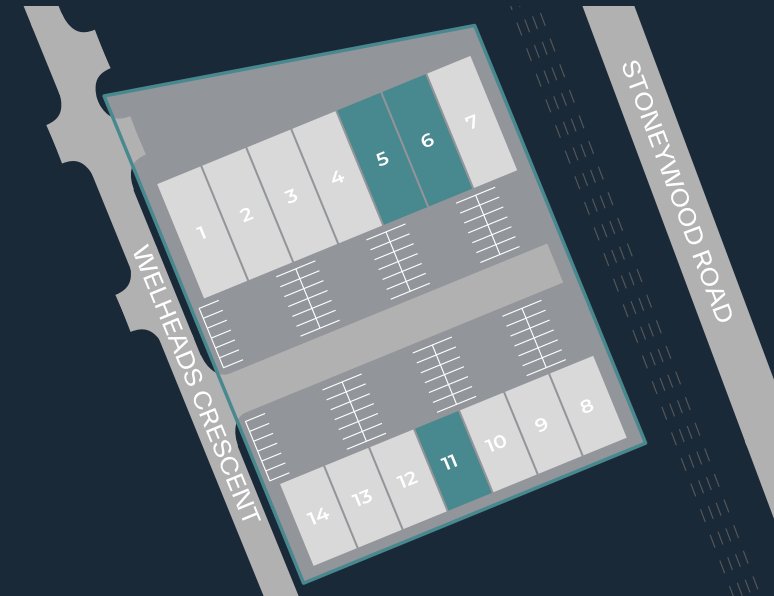
UNIT	RATEABLE VALUE
5/6	£41,500
11	£15,250

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



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