

Ryden.co.uk
01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET

DETACHED OFFICE BUILDING WITH PARKING



**WEATHERFORD HOUSE 2
LAWSON DRIVE
DYCE
ABERDEEN
AB21 0DR**

Viewing strictly by appointment with
the joint letting agents.

Floor Area:
1,811 sq m (19,495 sq ft)

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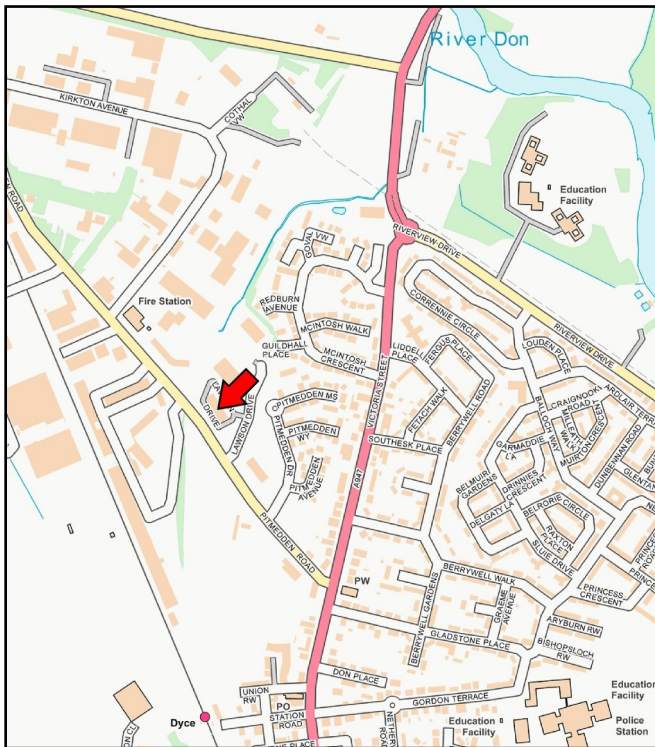
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



Location:

The subject property is predominantly situated in Pitmedden Industrial Estate, within Dyce. The estate is located approximately 7 miles north west of Aberdeen.

Occupiers in the vicinity include; Stork Technical Services, Oceaneering, Furmanite, Schlumberger and The Scottish Fire and Rescue Service.

The exact location of the premises is shown on the street plan above.

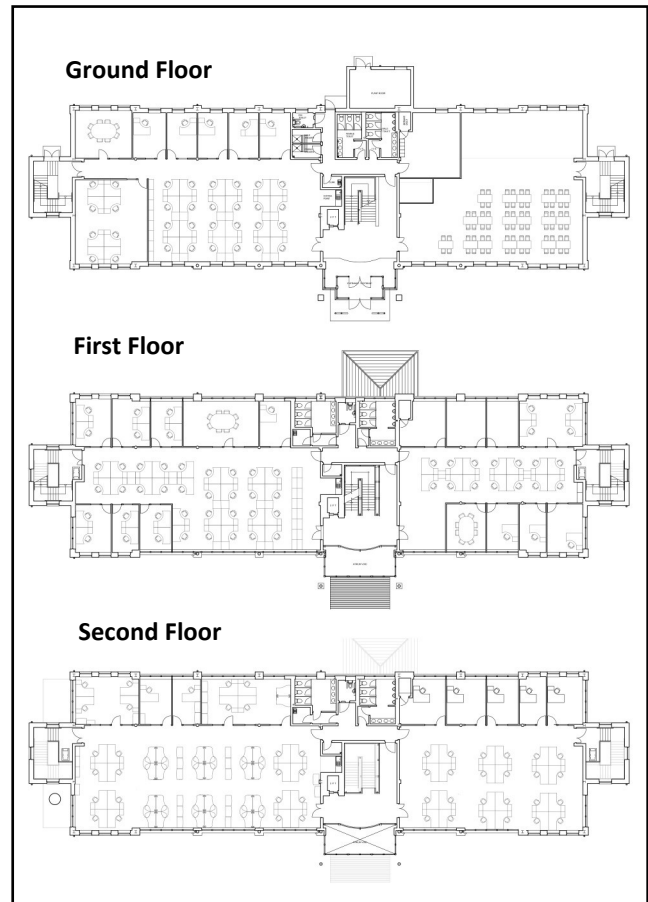
Description:

The subjects comprise a detached three storey office building arranged over ground, first and second floors with a central core area leading to two separate wings on each level.

Internally, the subjects benefit from the following specification:

- Open plan office configured with a number of meeting rooms / private offices;
- 8 person lift;
- Cat 2 lighting;
- VRV heating / cooling system;
- 150mm raised access floor;
- Toilet and kitchen provision on all levels with canteen on ground floor.

The property is currently unfurnished. Furniture may be available by way of a separate agreement.



Floor Areas:

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extend to the following approximate areas:

GROUND FLOOR	Sq m	Sq ft
Reception:	35.15	378
East Wing:	253.56	2,729
West Wing:	334.89	3,605
FIRST FLOOR		
East Wing:	252.23	2,715
West Wing:	335.40	3,610
SECOND FLOOR		
East Wing:	259.66	2,795
West Wing:	340.28	3,663
TOTAL	1,811.18	19,495

Car Parking:

94 exclusive car parking spaces.



Lease Terms:

The subjects are currently entered held on Full Repairing and Insuring terms until 29 December 2024.

Our client is looking to assign their leasehold interest, however, consideration will be given to shorter term flexible sub-leases.

Rent:

£297,000 per annum, exclusive of VAT.

VAT:

All figures quoted are exclusive of VAT.

Energy Performance Certificate (EPC):

Available upon request.

Legal Costs:

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing occupier will be responsible for any LBT and Registration Dues, if applicable.

Date of Entry:

Immediate.

Viewing & Further Information:

For further information or to arrange a viewing, please contact:



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