

TO LET

**INDUSTRIAL UNIT
WITH OFFICES**

**Gross Internal Area – 1871.54 sqm
(20,145 sqft)**

Rental - £150,000 Per annum

Within popular industrial estate

**Large forecourt and car parking to
the front of the units**



FIND ON GOOGLE MAPS

**UNITS 1A&1B DYCE INDUSTRIAL PARK,
WELLHEADS CRESCENT, ABERDEEN, AB21 7GA**

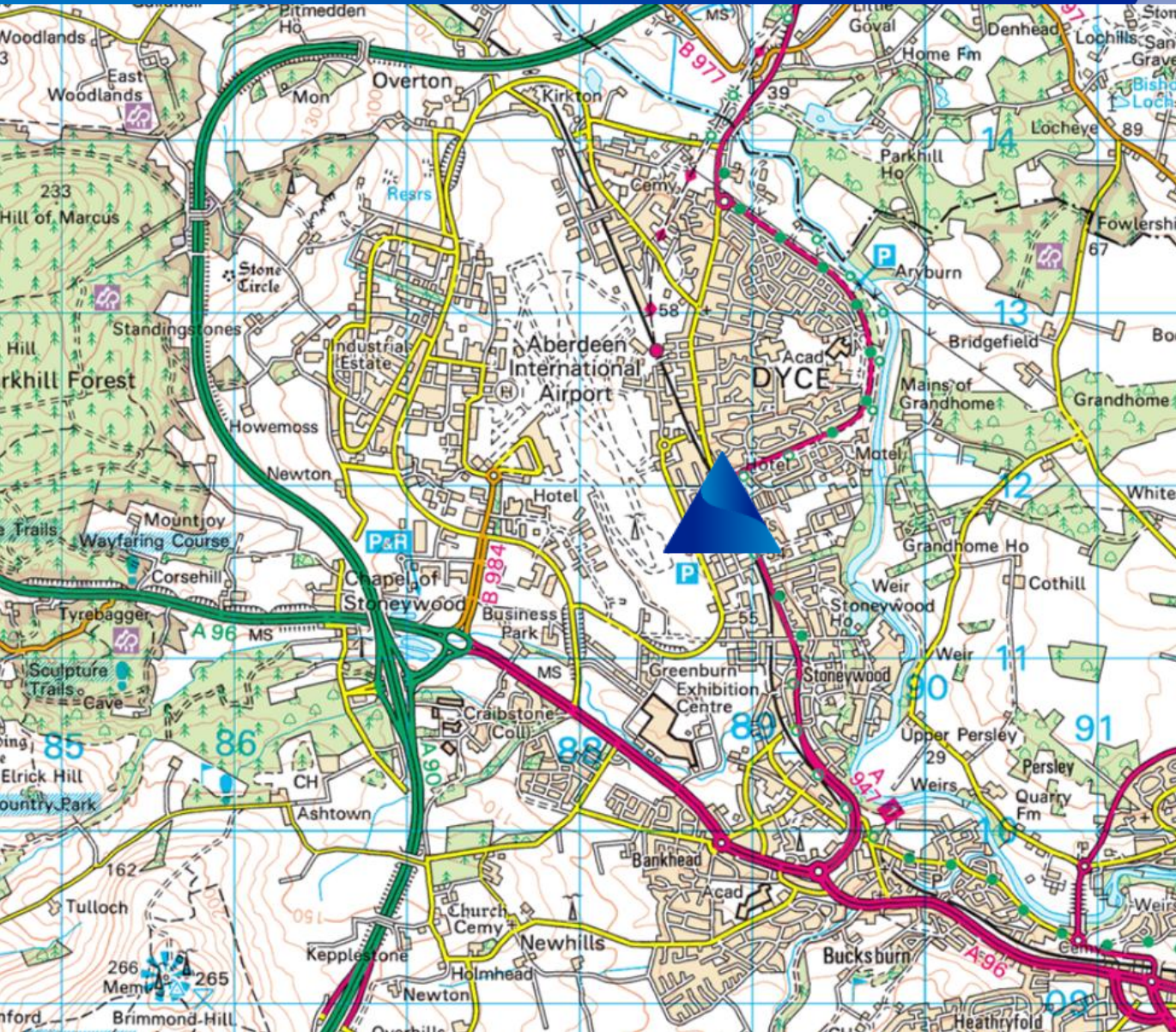
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Location

UNITS 1A&1B DYCE INDUSTRIAL PARK,
WELLHEADS CRESCENT, ABERDEEN, AB21 7GA



The property is located on the east side of Wellheads Crescent within the Wellheads Industrial Estate, Dyce which itself is located approx. 7 miles northwest of Aberdeen City Centre.

Commercial occupiers in the surrounding area include RWG, BP HQ, Scot JCB, and Unity Well Integrity.



Industrial Premises with office in well established industrial location



Description

UNITS 1A&1B DYCE INDUSTRIAL PARK,
WELLHEADS CRESCENT, ABERDEEN, AB21 7GA



The property comprises of an industrial unit is laid out to provide warehouse, office and clean workshop.

The building is of a steel portal frame construction with concrete block walls to dado height harled externally and clad thereafter. The roof over is pitched and has recently been re-clad with insulated metal sheeting incorporating translucent roof panels.

The workshop is accessed via 2 roller shutter doors or via a number of pedestrian doors from the offices/clean workshop with the flooring being concrete and the walls and ceiling to the inside face of the blockwork and cladding. Artificial lighting is provided by a number of high bay LED light fittings.

A clean workshop has been constructed within the unit and can be accessed directly from the warehouse or the offices with the walls being a mix of painted plasterboard and blockwork with the ceiling being painted plasterboard. Lighting is provided by fluorescent strip fittings.

The office accommodation is a mixture of open plan and cellular offices with the walls and ceilings being painted plasterboard with CAT 2 lighting. A kitchen, male, female and disabled toilets are also in this area.

Accommodation

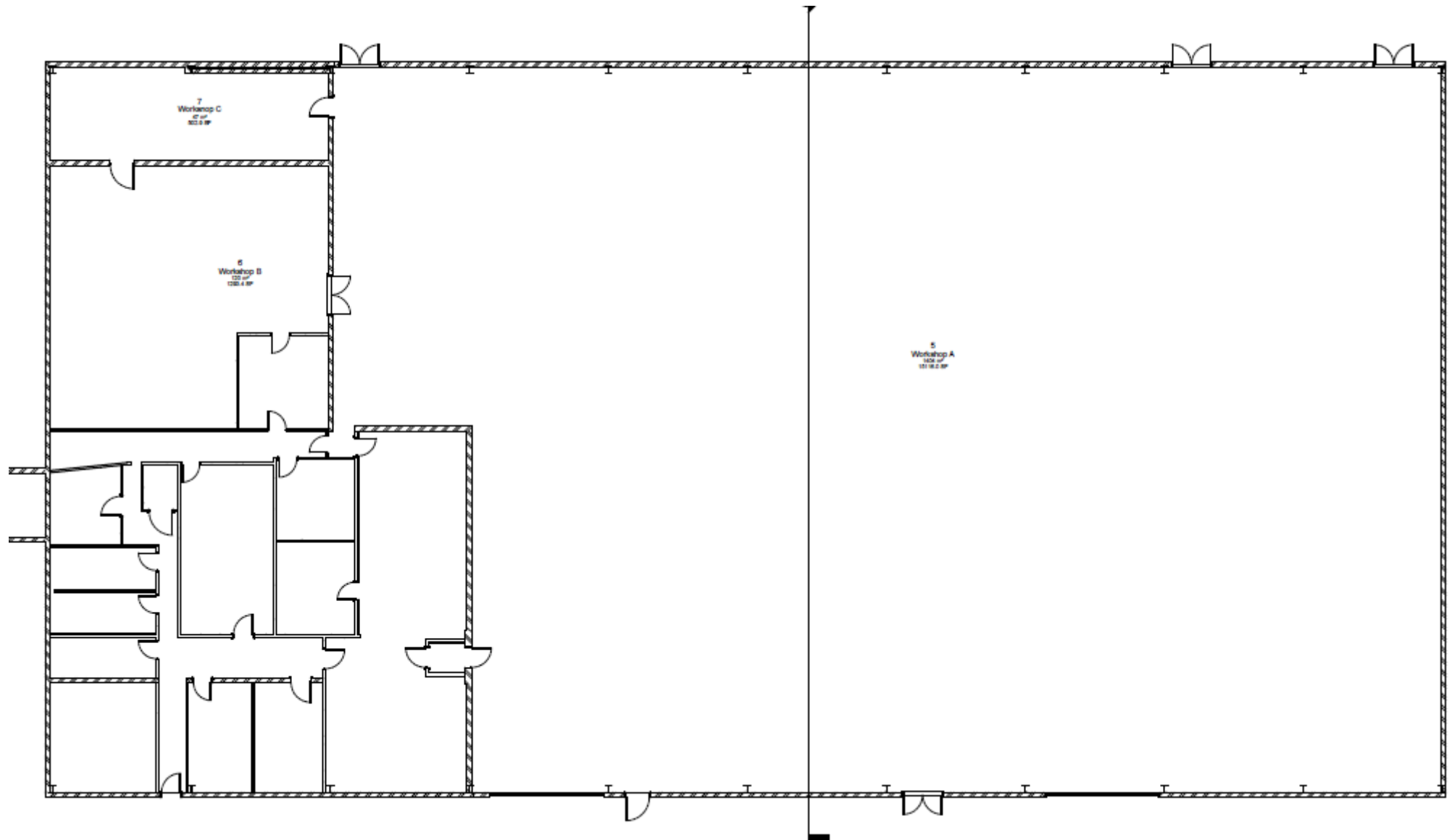
	m ²	ft ²
Warehouse	1396.50	15,032
Clean Workshop	190.38	2,049
Offices	284.66	3,064
TOTAL	1871.54	20,145

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

UNITS 1A&1B DYCE INDUSTRIAL PARK,
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The Detail

UNITS 1A&1B DYCE INDUSTRIAL PARK,
WELLHEADS CRESCENT, ABERDEEN, AB21 7GA

Rental

£150,000 per annum, exclusive.

Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

Rateable Value

The subjects are entered £133,000. An incoming occupier would have the opportunity to appeal the Rateable Value.

Energy Performance Certificate

The property has an EPC Rating of B.

VAT

All figures quoted are exclusive of Value Added Tax.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



James Morrison

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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