



OFFICE AND WAREHOUSE/WORKSHOP BUILDING



FG Burnett

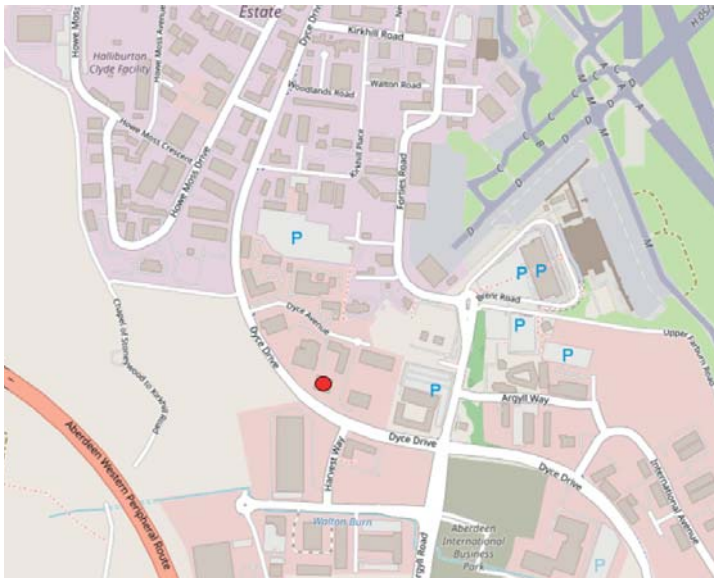


TO LET Site 4, Kirkhill Commercial Park

Dyce Avenue, Kirkhill Industrial Estate, Dyce, Aberdeen, AB21 0LQ |
1,394.7 sq.m (15,013 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The building occupies a corner site located at the eastern end of Dyce Avenue in the popular Kirkhill Industrial Estate, Dyce, Aberdeen. Neighbouring occupiers within the Estate include Bristow Helicopters, Airbus, Expro, Fugro and Survivex. The Estate is close to Aberdeen International Airport and enjoys excellent road links to the other Industrial Estates in Dyce, the City Centre – some 7 miles to the south and all main arterial routes including the A96 Aberdeen - Inverness trunk road. Communications have been further enhanced by the opening of Aberdeen's Western Peripheral Route.

DESCRIPTION

A detached office and warehouse workshop building with ancillary car parking and yard.

Offices

- 2 open plan areas which meantime have been partitioned to provide cellular office space together with reception/meeting rooms complemented by staff welfare facilities
- Carpet tiled raised floors, emulsion painted walls, suspended ceilings
- Category 2 lighting
- VRV heating/cooling system

Warehouse/workshop

- Steel portal frame construction with insulated cladding to walls and roof
- 2 roller shutter vehicular access doors measuring 5.4m wide by 5.8m high
- Eaves height 7.5m approx.
- Translucent roof lights and high bay lighting
- 3 phase electricity

Yard

- Secure and concrete surfaced
- Exclusive access with security gates
- 32 car parking spaces to the front including disabled

RATEABLE VALUE £210,000.

RATES DETAIL Any incoming tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS The property is currently held by way of a Full Repairing and Insuring Lease which continues until 27 May 2026. The lease provides for a tenant only break option effective 27 May 2021 on providing a minimum of 6 months written notice. The current rent is £212,227 per annum but if the break is not exercised the rent will increase to a sum of £240,114 per annum from 27 May 2021.

PROPOSAL The current tenant is seeking to assign his lease but will give consideration to a sub lease on terms to be agreed, short term flexible term leases with incentive packages are available, subject to terms.

EPC The original building has a B25 rating.

VAT The rent quoted is exclusive of VAT.

LEGAL COSTS Each party will be responsible for their own legal costs with the assignee/sub-tenant liable for Land and Buildings Transaction Tax and Registration Dues applicable together with Head Landlord's costs.

ENTRY On conclusion of legal missives including Head Landlord's Consent.

FLOOR AREAS Measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx areas calculated:-

Ground Floor Offices	260.1 sq.m	2,800 sq.ft
First Floor Offices	254.6 sq.m	2,740 sq.ft
Warehouse/Workshop	880.0 sq.m	9,473 sq.ft
Total	1,394.7 sq.m	15,013 sq.ft
Yard	555.0 sq.m	5,794 sq.ft

VIEWING & OFFERS

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

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