



UNIT 12

ASHLEY BASE

PITMEDDEN ROAD | DYCE | ABERDEEN | AB21 ODP

TO LET

REFURBISHED INDUSTRIAL UNIT
497.37 SQ M (5,354 SQ FT)



ABERDEEN
INTERNATIONAL
AIRPORT

Rely On Nutec



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12

Weatherford

Pentagon Freight

Siemens Energy

Verlume

Helix Well Ops

PITMEDDEN ROAD

G & A Barnie

Helix Well Ops

HSS Hire

Rig Quip

Blue Mantra

Schlumberger

Oceaneering

KIRKTON AVENUE

LOCATION

THE SUBJECTS ARE LOCATED ON THE SOUTH-WEST OF PITMEDDEN ROAD WITHIN THE POPULAR PITMEDDEN INDUSTRIAL ESTATE IN DYCE. DYCE IS ABERDEEN'S PREMIERE COMMERCIAL LOCATION AND LIES APPROXIMATELY 6 MILES NORTH WEST OF ABERDEEN CITY CENTRE.

The estate is only minutes away from the airport and benefits from close proximity to two of the major junctions onto the Aberdeen Western Peripheral Route (AWPR).

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DESCRIPTION

ASHLEY BASE IS A MULTI-LET INDUSTRIAL SCHEME COMPRISING OF 21 UNITS ARRANGED IN A SERIES OF TERRACED BLOCKS. EACH UNIT VARIES IN CONFIGURATION BUT HAVE THE FOLLOWING SPECIFICATION:

- › Steel Portal Frame Construction with concrete floors
- › Insulated pressed steel cladding
- › 3 phase power
- › LED lighting
- › Electric roller shutter door
- › 6.5 metre eaves height

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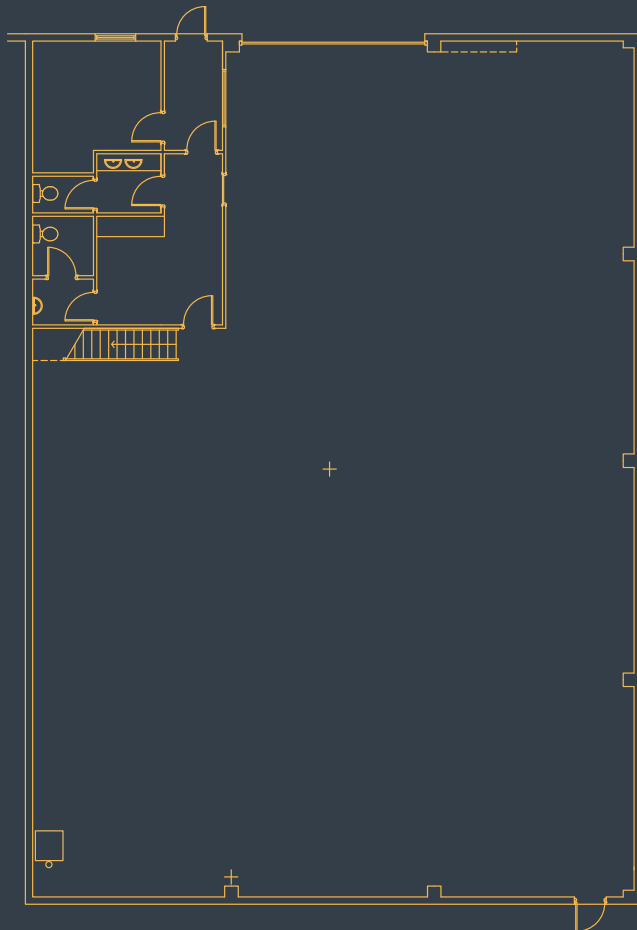
ASHLEY BASE

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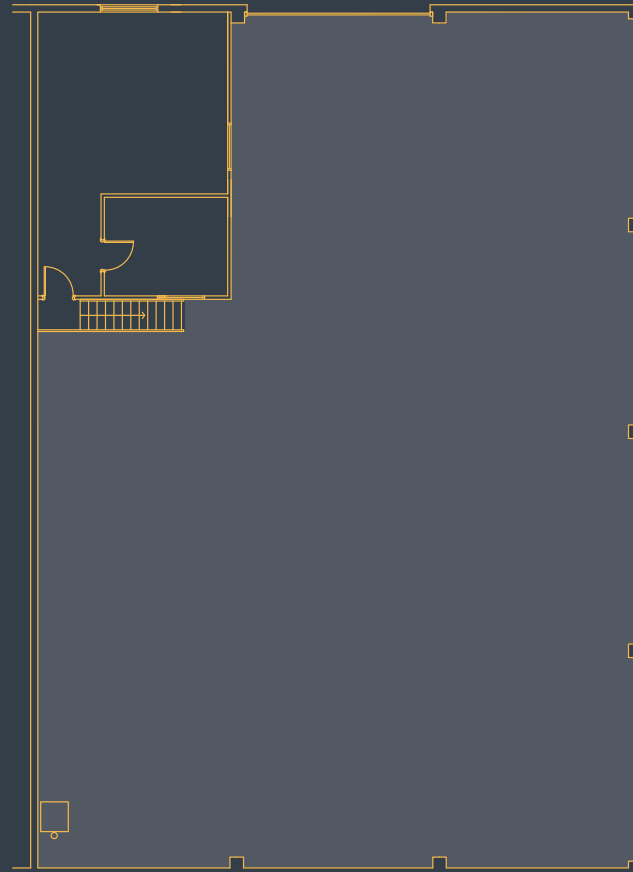
ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following gross internal areas:

	Sq M	Sq. Ft
WAREHOUSE	402.82	4,336
OFFICE	94.55	1,018
TOTAL	497.37	5,354



UNIT 12 GROUND FLOOR



UNIT 12 MEZZANINE FLOOR

UNIT 12



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RENT

- › £46,000 per annum.
All rents quoted are exclusive of VAT and payable quarterly in advance.

SERVICE CHARGE

- › The tenant will be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common areas of the estate. Further details are available on request.

RATEABLE VALUE

- › £37,750 effective from 1 April 2023.

ENERGY PERFORMANCE CERTIFICATE

- › Further information is available upon request.

VIEWINGS AND OFFERS

- › For further information or viewing please contact the joint agents.



**HUTCHEON MEARNS
REAL ESTATE**

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