

# TO LET

HIGH QUALITY REFURBISHED  
INDUSTRIAL UNITS



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



NEWLY  
REFURBISHED



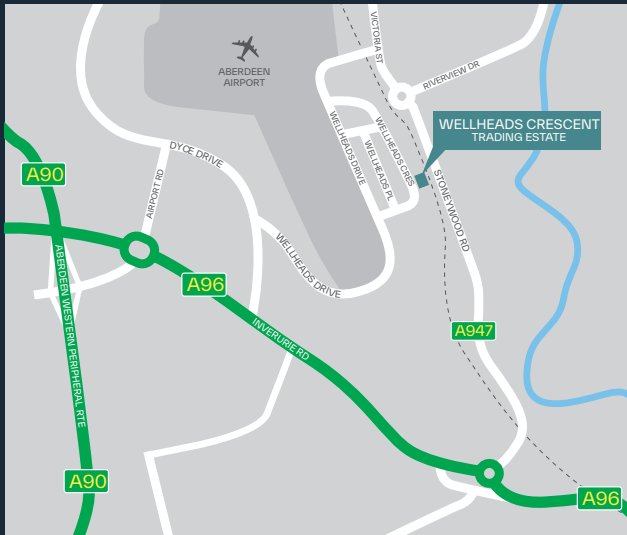
FLEXIBLE  
TERMS



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 <sup>2</sup>	FT <sup>2</sup>	EPC
5/6	649.1	6,987	A-09
10	224.6	2,418	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.

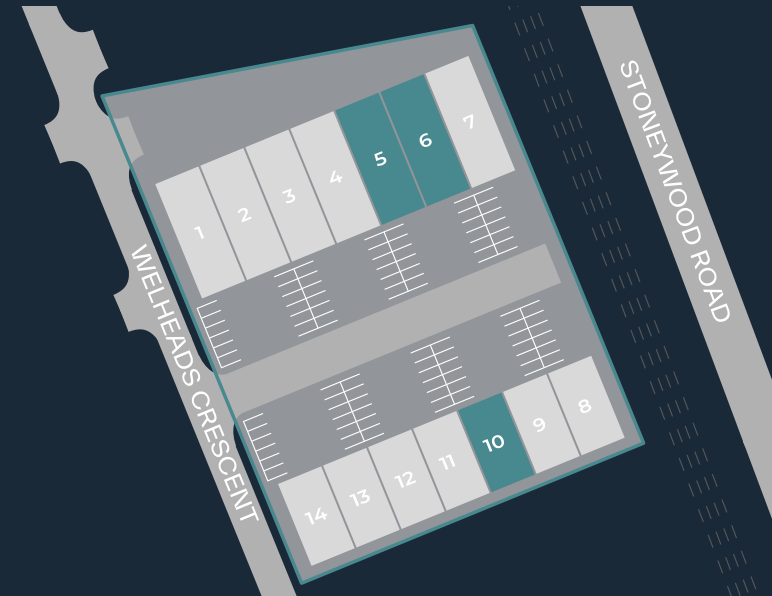
UNIT	RATEABLE VALUE
5/6	£41,500
10	£19,250

## 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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