

TO LET
WAREHOUSE WITH DEDICATED YARD



**Unit 7 Woodlands Road, Dyce,
Aberdeen, AB21 0GX**

- Refurbished warehouse with offices
- Area: 173.88 sq. m (1,871 sq. ft)
- Benefits from its own dedicated yard / parking
- EPC rating of A

LOCATION

The subjects are located on the south side of Woodlands Road accessed directly from Dyce Drive — the main estate road within Dyce. Dyce is regarded as one of the primary industrial estates in Aberdeen, located six miles northwest of Aberdeen City Centre and harbour. Aberdeen International Airport is only one mile from the subjects.

The property benefits from an excellent road network, with the A90 / AWPR having a major access junction only one mile south providing access to the north and south, together with the A96 to City Centre / Harbour.

Surrounding occupiers include Expro, Baker Hughes, DHL, Halliburton and Global E&C. The Cloggy House Restaurant and Takeaway is within easy walking distance with numerous hotels / restaurants within the vicinity around the Airport.

DESCRIPTION

The subject comprises a self-contained industrial / distribution unit with ancillary office accommodation, and a storage mezzanine above. The unit benefits from a secure yard to the front of the property. The property benefits from the following specification:

- Insulated composite cladding
- Eaves height of approx. 4 metres
- LED lighting in workshop
- Electric roller shutter door
- UPVC double glazed window
- EPC Rating of A

ACCOMMODATION

The subjects have been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

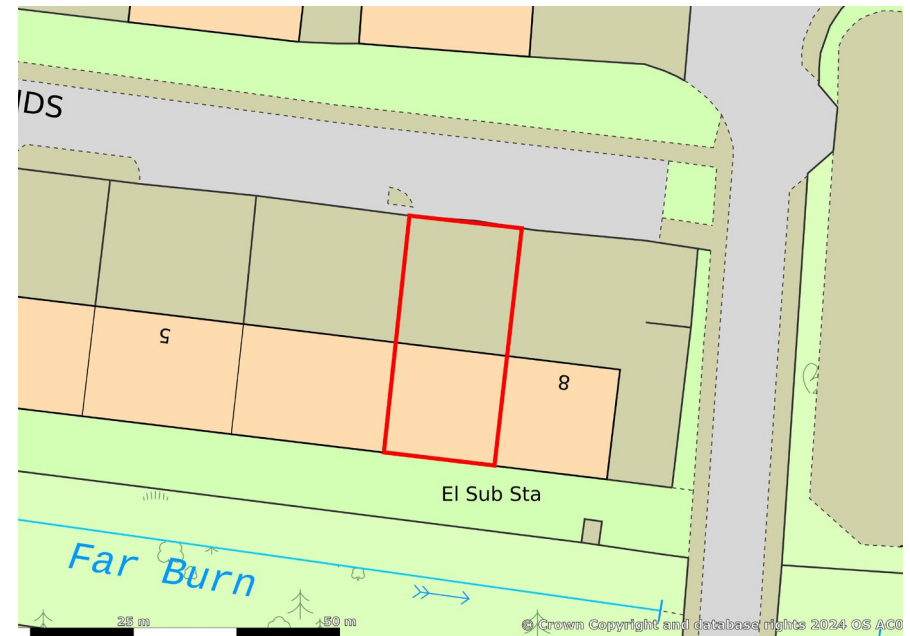
| | Sq. m | Sq. ft |
|---------------------|---------------|--------------|
| Warehouse | 122.27 | 1,316 |
| Office / facilities | 51.61 | 555 |
| Total | 173.88 | 1,871 |
| Yard | 202 | 2,174 |

RENT

£22,500 per annum, exclusive

LEASE TERMS

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





RATING

The subjects are currently entered into the Valuation Roll as follows: Rateable Value - £20,500. The Uniform Business Rate for the year 2024/2025 is 49.8p in the £.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects benefit from an EPC of A, full documentation is available on request.

VAT

All figures are exclusive of Value Added Tax

LEGAL COSTS

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

VIEWING

To arrange a viewing or for further information, please contact the sole letting agents:

To arrange a viewing please contact:



Euan Rolland
Commercial Property Agent
euan.rolland@g-s.co.uk
07825 875303



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