

TO
LET

WELLHEADS TERRACE

DYCE, ABERDEEN, AB21 7GF



UNITS A-D
FROM 24,082 TO 108,828 SQ FT



**FULLY REFURBISHED INDUSTRIAL UNITS,
READY FOR IMMEDIATE OCCUPATION,
WITHIN ABERDEEN'S PREMIER INDUSTRIAL LOCATION.**

Situated within Wellheads Industrial Estate, Wellheads Terrace is ideally located within one of Aberdeen's most established industrial estate benefitting from excellent transport links including close proximity to Aberdeen International Airport. The estate consists of four exceptionally refurbished industrial units extending to a total of 108,828 sq ft.

**THE UNITS ARE AVAILABLE AS
A WHOLE OR IN PART.**

The units have each been refurbished to provide clean industrial accommodation with appropriate welfare provision and associated concrete yard accommodation. The units are currently configured to provide three separate units, Units A, B and C & D. Various configurations can be offered dependent on specific occupier requirements.



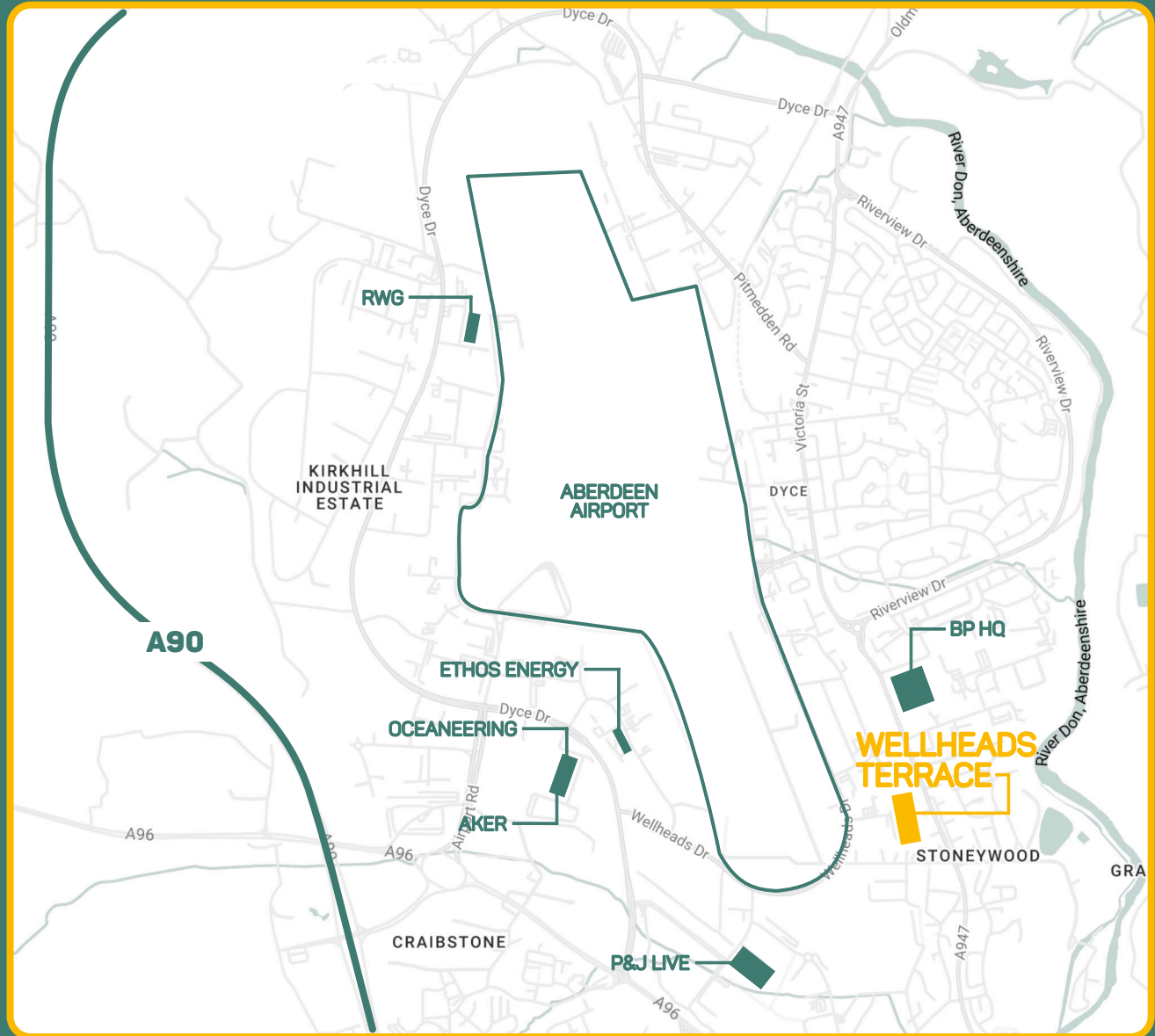
WELLHEADS TERRACE

DYCE

DISTANCE/TIME TO:

| | | |
|-------------------|-----------|---------|
| ABERDEEN AIRPORT: | 1.4 MILES | 4 MINS |
| A90: | 2.1 MILES | 6 MINS |
| WESTHILL: | 6.5 MILES | 13 MINS |
| BRIDGE OF DON: | 7.3 MILES | 16 MINS |
| ABERDEEN HARBOUR: | 7.3 MILES | 22 MINS |
| ALTENS: | 17 MILES | 25 MINS |
| EDINBURGH: | 130 MILES | 2H30 |
| GLASGOW: | 149 MILES | 2H45 |

GREATER ABERDEEN/ABERDEENSHIRE



WELLHEADS TERRACE



Extensively Refurbished



Upgraded Office And Welfare Accommodation



Newly Painted Cladding



Eaves Height Of 7.4m



6 Electric Roller Shutter Doors



LED Lighting Throughout



Significant Power Available To Site



Gas Connection To Each Unit



Secure Concrete Yard



Available Individually Or In Combination

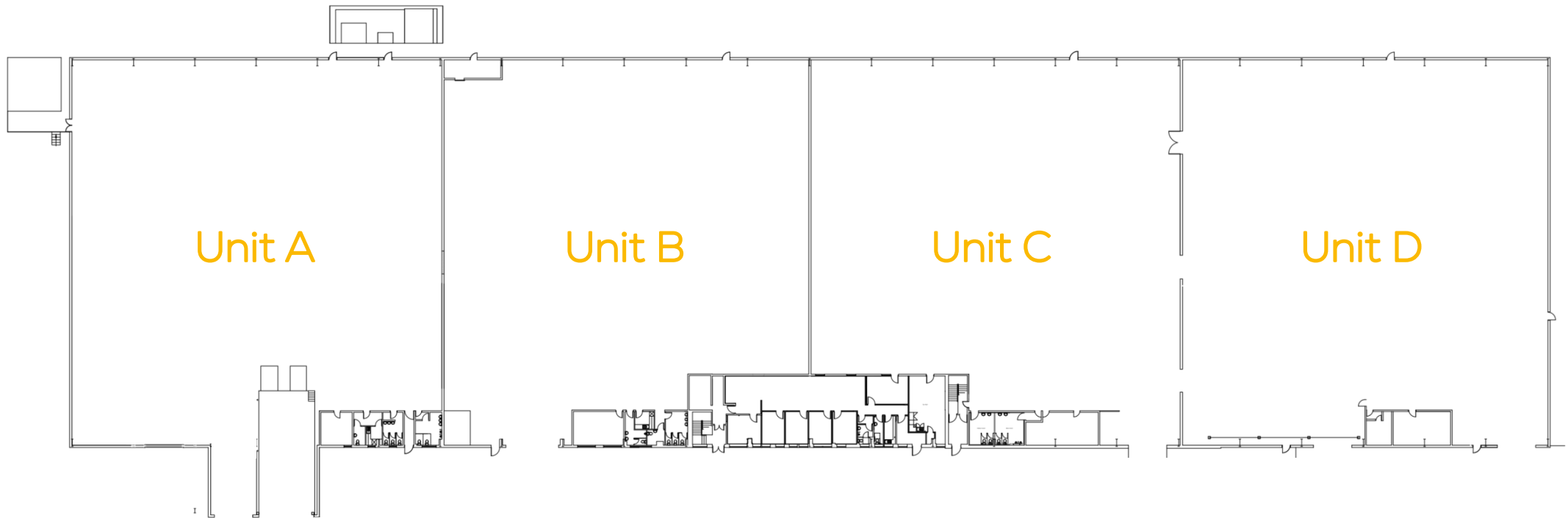


UPGRADED OFFICES



FULLY REFURBISHED UNITS





| UNIT A | | | UNIT B | | | UNIT C | | | UNIT D | | |
|------------------|-----------------|---------------|------------------|-----------------|---------------|------------------|-----------------|---------------|------------------|-----------------|---------------|
| DESCRIPTION | SQ M | SQ FT | DESCRIPTION | SQ M | SQ FT | DESCRIPTION | SQ M | SQ FT | DESCRIPTION | SQ M | SQ FT |
| WAREHOUSE | 2467.15 | 26,556 | WAREHOUSE | 2136.69 | 22,999 | WAREHOUSE | 2,216.59 | 23,859 | WAREHOUSE | 2,324.23 | 25,018 |
| OFFICE & WELFARE | 67.54 | 727 | OFFICE & WELFARE | 100.61 | 1,083 | OFFICE & WELFARE | 329.50 | 3,547 | OFFICE & WELFARE | 61.92 | 666 |
| TOTAL | 2,534.70 | 27,283 | TOTAL | 2,237.30 | 24,082 | MEZZANINE | 406.25 | 4,373 | TOTAL | 2,386.15 | 25,684 |
| | | | | | | TOTAL | 2,952.35 | 31,779 | | | |

WELLHEADS TERRACE

Lease Terms

The units are available on Full Repairing and Insuring lease terms.

Rent

Upon application

Rateable Value

Unit A: £181,000

Unit B: £123,000

Units C & D: £345,000

Legal Costs

Each party will bear their own legal costs. Any incoming tenant will be responsible for any Land and Buildings Transaction Tax and registration dues, if applicable.

Energy Performance Rating

Each of the units have an EPC rating of A.

VAT

All prices quoted on the schedule are exclusive of VAT.

Entry

Immediately upon the conclusion of legal missives.

Anti Money Laundering

Any potential occupier will be required to provide the usual counter party due diligence information to satisfy Anti Money Laundering requirements at the point of Heads of Terms being agreed.



WELLHEADS TERRACE

DYCE, ABERDEEN, AB21 7GF

Viewings and Offers

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in Scottish legal form.



Scott Hogan

scott.hogan@knightfrank.com

07468 729768

David Gavan

david.gavan@knightfrank.com

07977 713681

Ryden

Paul Richardson

paul.richardson@ryden.com

07789 986141

Daniel Stalker

daniel.stalker@ryden.com

07887 751090