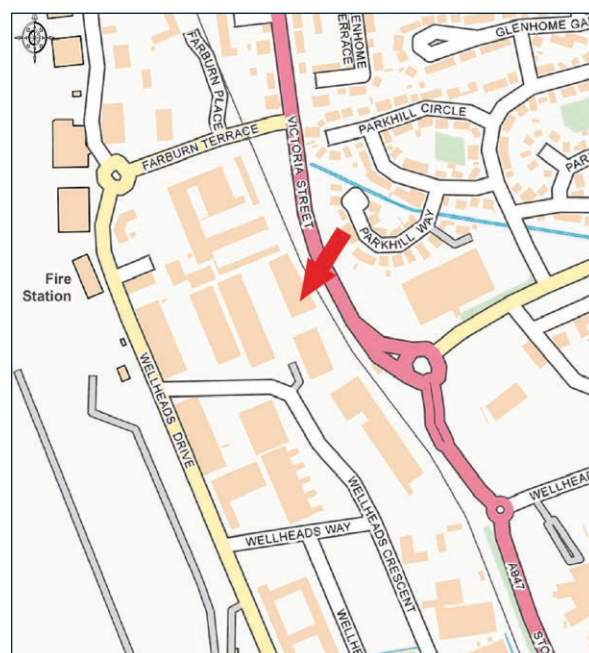




Units F33 & F34, Wellheads Industrial Centre Wellheads Crescent, Dyce, ABERDEEN, AB21 7GA

Industrial Units with integral offices — Available as a whole or in part

- GIA from 651.16 sq.m (7,006 sq.ft) to 1,324.35 sq.m (14,252 sq.ft) approx.
- Close proximity to Aberdeen International Airport and AWPR
- Established industrial development
- Competitive rent
- Short term lease available (longer by negotiation)
- Immediate entry



LOCATION

The subjects are located within Wellheads Industrial Centre, Dyce, lying approximately seven miles North West of Aberdeen City Centre.

Wellheads Industrial Centre benefits from excellent road links North, South and West recently enhanced by the completion of the Aberdeen Western Peripheral Route (AWPR) link road which runs from Dyce Drive to the A96, the main Aberdeen to Inverness link road.

Nearby occupiers include: Rolls Wood Group, Bond Offshore Helicopters, Falck and City Electrical Factors.

An exact location of the property is highlighted in the above plan.

DESCRIPTION

The subjects comprise two adjacent inter-connected units forming part of a terrace within Wellheads Industrial Centre. The units are of steel portal frame construction with full height concrete block walls, concrete floor with a pitched insulated roof incorporating translucent panels. The accommodation provides two adjoining warehouse units with two-storey offices constructed to the front. The warehouses benefit from suspended fluorescent fitments and ceiling fans. The warehouse in Unit F33 incorporates a Powermatic blower heater, along with a mezzanine area accessible by a fixed steel stair providing additional storage space. Vehicular access is provided by roller shutter doors to both units. Eaves height is 6.4m approx.

The office accommodation is arranged over the ground and first floor levels benefitting from wall mounted radiators, ceiling mounted flush fluorescent fitments with painted walls, suspended ceilings and carpeted concrete floors. Offices contained within Unit F33 further benefit from air conditioning. There are also male and female toilets, reception facilities and a kitchenette/canteen facilities.

Dedicated car parking is available immediately to the front of the unit, with further communal car parking available throughout the development.

The units are available to lease as a whole, or as two separate units.

FLOOR AREAS

We calculate the following approximate Gross Internal floor areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Unit F33	Sq. m.	Sq. ft.
Workshop	487.93	5,252
Mezzanine	31.29	337
Offices (GF & FF)	153.97	1,657
Total	673.19	7,246



Unit F34	Sq. m.	Sq. ft.
Workshop	458.26	4,932
Offices (GF & FF)	192.90	2,074
Total	651.16	7,006
Combined Total	1,324.35	14,252

RATING

The premises are currently entered in the Valuation Roll with a Rateable Value of £111,000. The rates poundage for 2018/19 is £0.48, with a 2.6p supplement added to the poundage for large properties. The incoming occupier will have the right to Appeal the above assessment. A separate assessment will be required in the event of the units being leased individually.

LEASE TERMS

The units are currently held on two separate Full Repairing and Insuring leases, both expiring on 30th November 2020. The lease held on unit F34 is subject to a rent review on 21st April 2020. Our clients wish to assign or sublet their unexpired leasehold interest in the units either individually or as a whole. We understand a longer term lease may be available through direct negotiation with the landlord.

RENT

A competitive rent is available. Further details upon application.

EPC

The subjects have the following EPC ratings:

Unit	EPC
F33	D
F34	D

DATE OF ENTRY

Immediate entry is available upon conclusion of legalities.

VAT

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for

any Land and Buildings Transaction Tax and registration dues, as appropriate.

VIEWINGS & OFFERS

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

VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

To arrange a viewing contact:



Bruce Murdoch

Partner

Bruce.Murdoch@g-s.co.uk

07803 896919



Emma Gilbert

Graduate Surveyor

emma.gilbert@g-s.co.uk

07717 441280

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2018