

# TO LET



## Industrial Unit

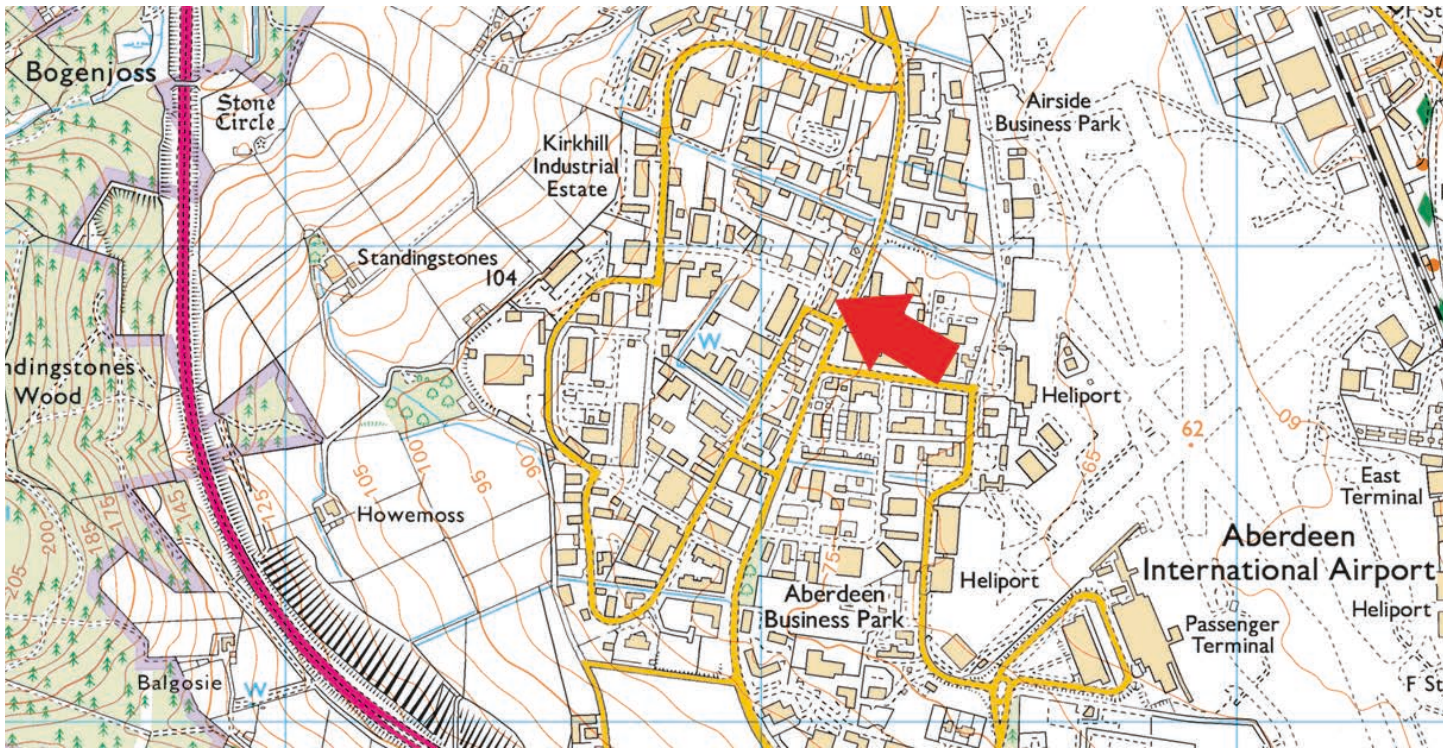
Aberdeen, Unit 6, Robert Leonard  
Centre, Dyce AB21 0GG

Gross Internal Area: 87.51 sq m (941 sq ft)

- Prime Location in close proximity to Aberdeen International Airport
- Flexible Lease Terms
- Rent: £14,500 per annum

**Jackson**  
CHARTERED SURVEYORS

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#### LOCATION

The Robert Leonard Centre is located approximately six miles north west of Aberdeen City Centre on a prominent site within the Kirkhill Industrial Estate. The property is immediately adjacent to Dyce Drive, benefiting from excellent access to both Aberdeen Airport and the A96, Aberdeen to Inverness trunk road. Surrounding occupiers include Baker Hughes, Schlumberger and Asco.

The exact location can be seen on the above plan.

#### DESCRIPTION

The development comprises of 24 small industrial units within a fully landscaped site incorporating ample car parking. Each industrial unit provides both workshop and office accommodation. The unit is of a mono pitch steel frame construction off a reinforced concrete slab floor with brick block walls to full or dado height. The workshop specification includes an insulated metal sheet roof with access gained via a manual roller shutter door. The offices to the front of the unit benefit from painted plasterboard walls and ceilings with tiled carpeting and electric panel heating.

#### FLOOR AREAS

The subjects provide the following gross internal floor areas, measured in accordance with the RICS Code of Measuring Practice [Sixth Edition]

Workshop	87.51 sq m	[941 sq ft]
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#### RENT

£14,500 per annum.

#### VAT

Any rent quoted is exclusive of VAT.

#### RATING ASSESSMENT

The rateable value currently falls part of a larger demise and will require to be re-assessed on occupation. An estimate is available from the letting agents.

The Uniform Business Rate for the year 2022/2023 is 49.8p in the £. Water and waste water rates are also payable.

An incoming occupier may qualify for 100% rates relief through the Small Business Bonus Scheme

#### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

Full documentation is available upon request.

#### SERVICES

Mains 3-phase electricity, water and drainage are installed

#### PROPOSAL

The unit is available to let on Full Repairing and Insuring terms for a period to be agreed. Any medium to long term agreement will be subject to periodic upward only rent reviews.

#### 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.

#### ENTRY

On conclusion of all legalities.

#### CLOSING DATE

Whilst a closing date may not necessarily be set all interested parties are advised to note their interest in writing to the joint agents.

#### LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The incoming occupier will be responsible for payment of LBTT and registration dues if applicable.

#### OFFERS / VIEWING

All offers should be submitted in writing to the joint agents who will also make arrangements to view.

#### Contact:

Kevin Jackson  
 Jackson Chartered Surveyors  
 Tel: 01224 900029  
 Email: kevin@jacksonsurveyors.co.uk

#### Joint Agents:

Ruari Macintyre  
 DM Hall LLP  
 Tel: 01224 594172  
 Email: Ruari.macintyre@dmhall.co.uk

## Contact

Kevin Jackson  
 Jackson Chartered Surveyors  
 Tel: 01224 900029  
 Mobile: 07834 521600  
 Email: kevin@jacksonsurveyors.co.uk

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12b Carden Place, Aberdeen, AB10 1UR

Vikinglea, Arbroath, DD11 2QR

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