

TO LET



Industrial Unit with Offices

Aberdeen, Unit 19,
Robert Leonard Centre, AB21 0GG

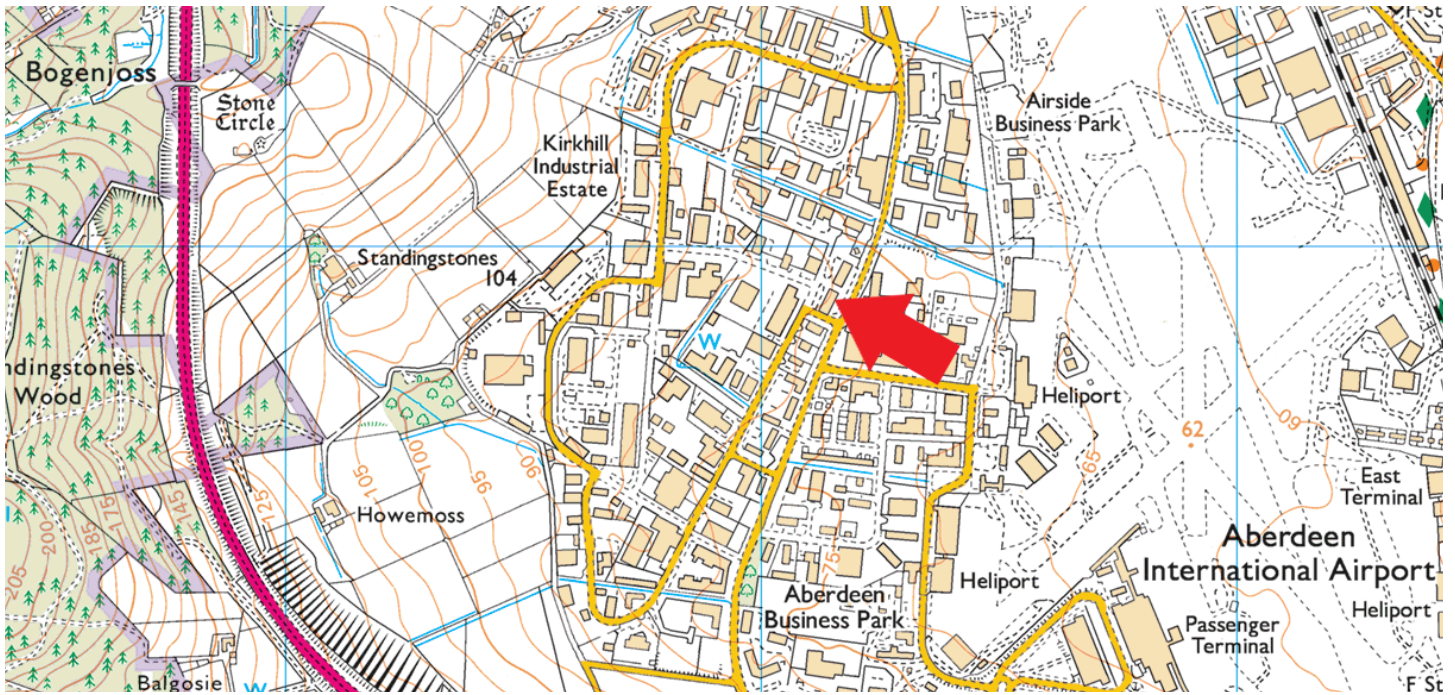
Gross Internal Area: 88.92 sq m [957sq ft]

- Prime Location in close proximity to Aberdeen International Airport
- Currently fitted out as offices but can be reconfigured to workshop use if required
- Flexible Lease Terms
- Rent: £15,000 per annum



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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 subjects comprise an end terraced industrial of a mono pitch steel frame construction off a reinforced concrete slab floor with brick block walls to full or dado height.

The offices within Unit 19 have been created to a high specification comprising painted plasterboard walls, suspended tile ceilings, tiled carpeting, and electric panel heating. The accommodation includes 4 private offices, a tea prep area and reception. Ladies and gents wcs are provided within both unit.

Our client would consider re-configuring the unit to remove some of the office accommodation and create workshop space to suit individual client requirements if required.

FLOOR AREAS

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

Offices	88.92 sq m	(957 sq ft)
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RENT

Offers in the region of £15,000 per annum.

VAT

Any rent quoted is exclusive of VAT which may be applicable.

RATING ASSESSMENT

The rateable value will require to be re-assessed on occupation

The Uniform Business Rate for the year 2023/2024 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
01224 900029
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Joint Agents:

Ruari Macintyre
DM Hall LLP
01224 594172
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