

Ryden.co.uk
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The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET

MODERN INDUSTRIAL UNIT WITH OFFICES
& SECURE CONCRETE YARD & GATEHOUSE



KIRKTON DRIVE
RAITHS INDUSTRIAL
ESTATE DYCE
ABERDEEN
AB21 0BG

Viewing strictly by appointment
with the joint letting agents.

Floor Area:
South Building & Secure Yard
6,036.27 sq m (64,974 sq ft)

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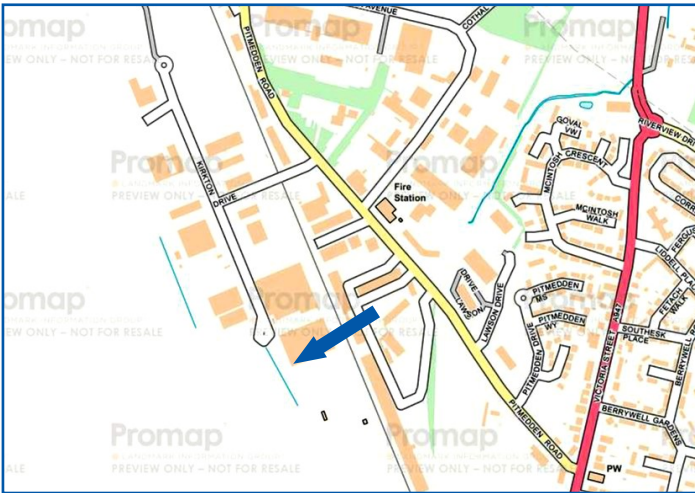
Glasgow
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Aberdeen
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Leeds
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020 7436 1212

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0161 249 9778



Location:

The subjects are located on the east side of Kirkton Drive in Raiths Industrial Estate, a popular and established industrial area, approximately 7 miles north west of Aberdeen City Centre.

The estate benefits from excellent transport links and is in close proximity to Aberdeen International Airport. Transport links have recently been further enhanced with the opening of Aberdeen's Western Peripheral Route.

Surrounding occupiers comprise a number of global oil companies which include; Helix Well Ops, Siemens, Stork Technical Services, Pentagon Freight Services and Oceaneering.

Description:

The property comprises part of a larger facility and comprise the South Building, which is a modern detached industrial unit split into three workshop bays, together with two storey office accommodation and a secure yard with gatehouse.

Internally, the subjects benefit from the following specification:

Warehouse:

- A reinforced concrete slab floor
- Wallhead height of 8.80 metres
- Vehicular access via 6 electrical roller shutter doors (5.5m high x 6.0m wide)
- Artificial lighting by high bay sodium spotlights
- Industrial warm air blowers
- 2 x 5 Tonne overhead gantry cranes

Office

- Mixture of open plan and cellular accommodation
- Carpeted flooring
- Painted plasterboard lined walls
- Gas central heating radiators
- Comfort cooling
- Suspended ceiling with Cat 2 lighting

To the rear and side of the property is a concrete surfaced open storage yard that is secured by a perimeter fence. Car parking is provided at the front of the unit with 22 allocated parking spaces.

Accommodation:

The property comprises the South Building of the following approximate gross internal floor area:

Floor	Sq m	Sq ft
Offices (Two Storey):	1,573.31	16,548
Warehouse:	4,498.96	48,426
TOTAL	6,036.27	64,974

Concrete Yard (Net):	6,672.45	71,822
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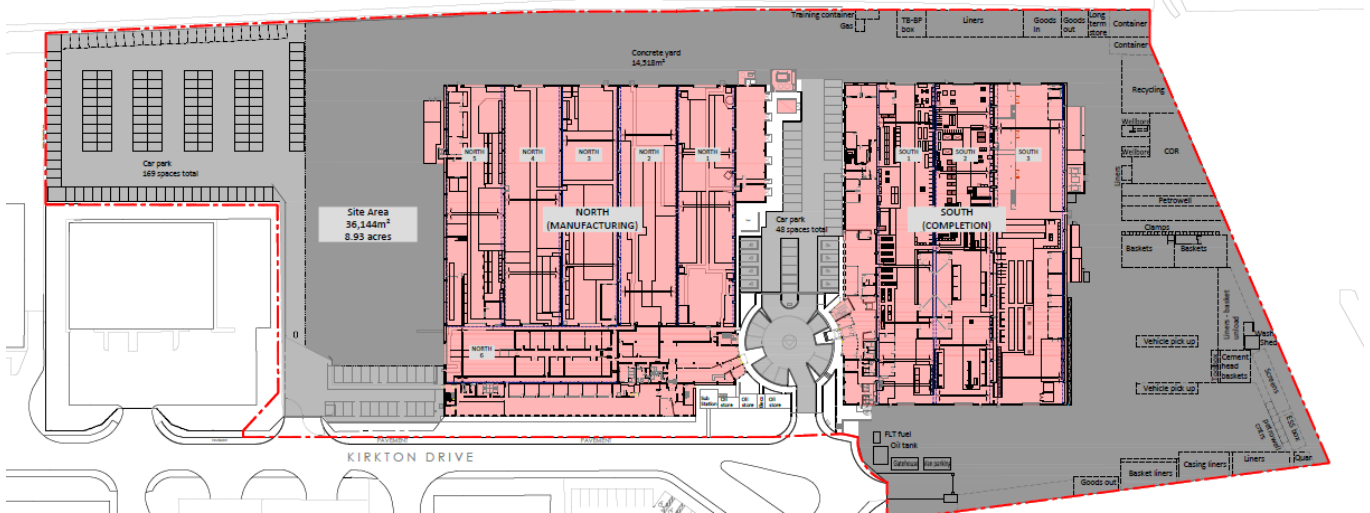
Lease Terms:

The property is currently held as part of a larger entity on an existing lease expiring 19 April 2027.

Our client is looking to sub-lease the premises on flexible terms. Sub-letting in part will be considered.

Rent:

Upon application.



Legal Costs:

Each party will bear their own legal costs incurred in documenting the transaction. The ingoing occupier will be responsible for any LBTT and Registration Due, if applicable.

Date of Entry:

To be agreed.

Viewing & Further Information:

For further information or to arrange a viewing, please contact the joint agents:



Rateable Value:

The subjects form part of a larger entry and will require to be re-assessed upon entry.

Energy Performance Certificate (EPC):

Further information is available upon request.

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