



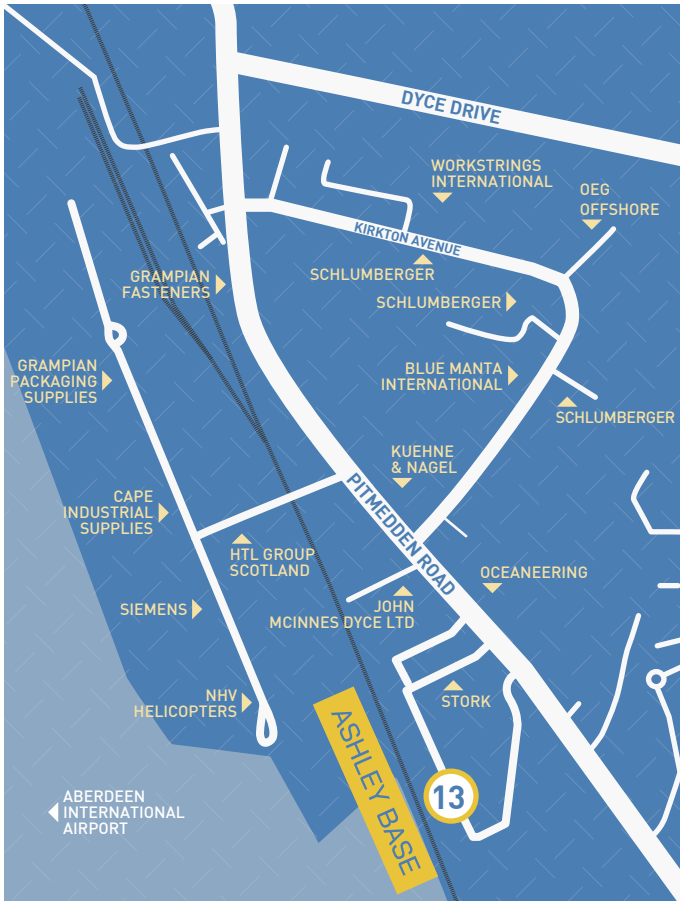
# TO LET

ASHLEY BASE  
**UNIT 13**

PITMEDDEN ROAD, DYCE, ABERDEEN AB21 0DP

**INDUSTRIAL UNIT WITH OFFICES  
DUE TO BE REFURBISHED**





## DESCRIPTION

- Steel portal frame construction
- Concrete floor
- LED lighting
- Electric roller shutter door
- 7m eaves height
- Toilet and kitchen facilities

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived:

### UNIT 13

Workshop..... 337.38 sq m ..... (3,632 sq ft)

Staff welfare facilities included



## LOCATION

The subjects are situated on the south-west of Pitmedden Road within Pitmedden Industrial Estate which became an established industrial estate during the 1980's and has grown in popularity since then. Aberdeen International Airport and Dyce Railway Station are within close proximity. Accessibility has also recently improved with the opening of the AWPR.

Other occupiers in close proximity include: Stork Technical Services, Schlumberger, Halliburton, Oceaneering and Aker Solutions. The exact location is shown on the map above.

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## RENT

Price per annum, exclusive of VAT, payable quarterly in advance.  
**UNIT 13 - £36,000**

## RATEABLE VALUE

The property is entered in the Valuation Roll, with effect from 1st April 2017, as follows:

**UNIT 13 - £50,500**

The Rateable Value will be reassessed following completion of the Landlord's refurbishment works.

## LEASE TERMS

The premises are available on new full repairing and insuring terms for a period to be mutually agreed. Rent reviews will be incorporated within any new lease structure.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of D.

A copy of the EPC and the Recommendation Report can be provided upon request.

## VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

## LEGAL COSTS

Each party to bear their own legal costs. Tenant to be liable for LBTT and registration dues, where applicable.

## VIEWING

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