

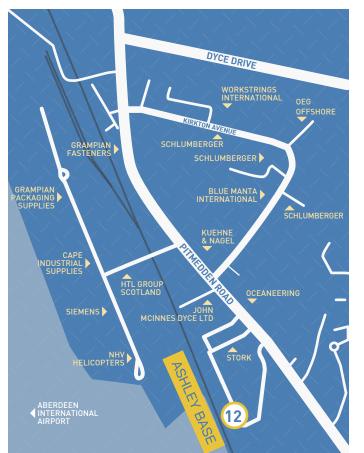
SMALL INDUSTRIAL UNIT WITH OFFICE REFURBISHED

PITMEDDEN ROAD, DYCE, ABERDEEN AB21 0DP

ASHLEY BASE UNIT 12

TO LET





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.



DESCRIPTION

- Steel portal frame construction Concrete floor
- High bay lighting
- 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 12		
Workshop	406.06 sq m	(4,371sq ft)
Office	91.92 sq m	(990 sq ft)
Total	497.98 sq m	(5,361 sq ft)

RENT

RATEABLE VALUE

Price per annum, exclusive of VAT, payable quarterly in advance. **UNIT 12** - £40,500

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

UNIT 12 - £44,500 (£38,750*)

- Electric roller shutter door

- Office accommodation

*Draft RV's in brackets - 2023

LEASE TERMS

The premises are available on new full repairing and insuring terms for a period to be mutually agreed, ideally for a minimum term of 5 years. Regular rent reviews will be incorporated within any new lease structure.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of C. 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

In the normal manner, each party to bear their own costs. The tenant will be liable for LBTT and registration dues, if applicable.





VIEWING



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HUTCHEON MEARNS

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