

REFURBISHED INDUSTRIAL UNITS WITH OFFICES

- > SIZES FROM –185.94 SQM (2,002 SQFT) TO 472.05 SQM (5,081 SQFT)
- > RENTAL FROM - £20,500 PER ANNUM
- > WITHIN POPULAR INDUSTRIAL ESTATE
- > CAR PARKING TO FRONT OF UNITS

VIDEO TOUR

UNIT
7

UNIT
9

UNIT
12

UNIT
13

REFURBISHED INDUSTRIAL UNITS TO LET

AIRWAYS INDUSTRIAL ESTATE, PITMEDDEN ROAD, DYCE, ABERDEEN, AB21 0DT

CONTACT: James Morrison, james.morrison@shepherd.co.uk, 01224 202 800 www.shepherd.co.uk



LOCATION

The units are situated within a 14 unit industrial development on the south side of Pitmedden Road.

Airways Industrial Estate itself is adjacent to Aberdeen Airport at Dyce, which lies some 7 miles north-west of the city centre.

Commercial occupiers within the area include Stork, N Sea Offshore, RigQuip and Siemens Energy.

DESCRIPTION

The units are of a steel portal frame construction with brick dado walls and clad thereafter with PVC coated pressed steel cladding. The roof over is similarly clad and incorporates a number of roof lights.

Internally, the units are generally laid out to provide warehouse and office accommodation with access either via an electric roller shutter door or a glazed pedestrian door.

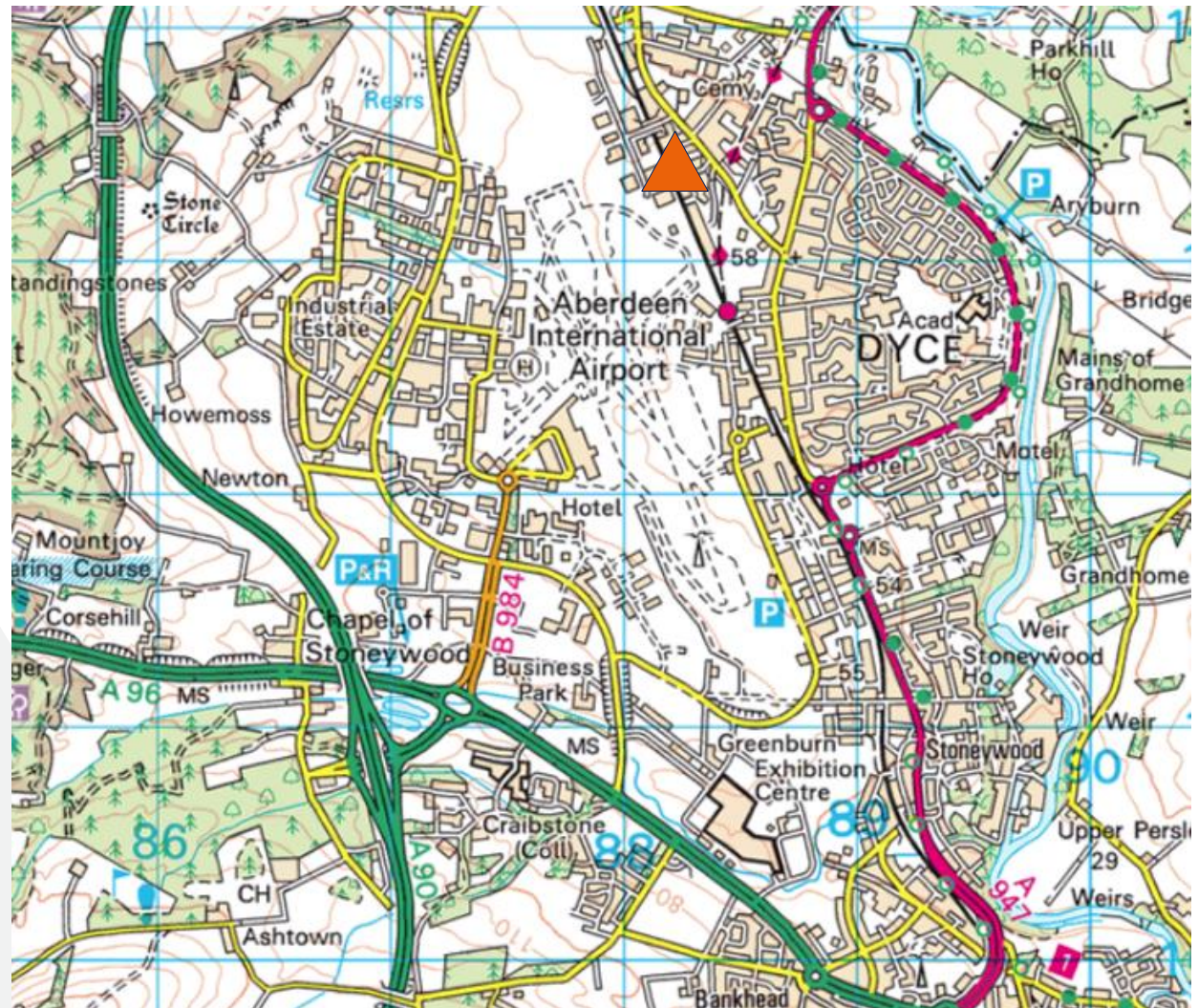
The warehouse flooring is concrete with the walls and roof being to the inside face of the brick work and cladding respectively. Artificial lighting is provided by LED fitments.

The office flooring has been overlaid in carpet with plasterboard walls and a suspended ceiling incorporating LED or light box fitments. Two W.c.'s along with a kitchenette are also found within each unit.

Units 7, 12 and 13 benefit from a mezzanine which is accessed via a fixed timber or metal staircase.

SERVICES

Mains electricity, water and drainage are installed. Electric heating has been installed in offices.



UNIT 7



ACCOMMODATION	SQM	SQFT
Warehouse	170.83	1,839
Office	40.52	436
Mezzanine	40.52	436
Total	251.87	2,711

RENT

£22,500 per annum.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £19,500pa. The Uniform Business Rate for 2022/2023 is 49.8p in the £. The rates payable are therefore £9,711pa. An incoming occupier would have the opportunity to appeal the rateable value.

UNIT 9



ACCOMMODATION	SQM	SQFT
Warehouse	153.25	1,650
Office	32.69	352
Total	185.94	2,002

RENT

£20,000 per annum.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £19,500pa. The Uniform Business Rate for 2021/2022 is 49.8p in the £. The rates payable are therefore £9,711pa. An incoming occupier would have the opportunity to appeal the rateable value.

UNIT 12



ACCOMMODATION	SQM	SQFT
Warehouse	110.53	1,190
GF Offices & lab space	75.41	812
FF office	34.03	366
Mezzanine	32.36	348
Total	252.34	2,716

RENT

£23,000 per annum.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £18,750pa. The Uniform Business Rate for 2022/2023 is 49.8p in the £. The rates payable are therefore £9,337pa. An incoming occupier would have the opportunity to appeal the rateable value.

UNIT 13



ACCOMMODATION	SQM	SQFT
Warehouse	152.37	1,640
Office	33.67	362
Mezzanine	33.67	362
Total	219.71	2,365

RENT

£20,500 per annum.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £20,250pa. The Uniform Business Rate for 2021/2022 is 49.8p in the £. The rates payable are therefore £10,084pa. An incoming occupier would have the opportunity to appeal the rateable value.

ACCOMMODATION

UNIT 7

ACCOMMODATION	SQM	SQFT
Warehouse	170.83	1,839
Office	40.52	436
Mezzanine	40.52	436
Total	251.87	2,711

UNIT 9

ACCOMMODATION	SQM	SQFT
Warehouse	153.25	1,650
Office	32.69	352
Total	185.94	2,002

UNIT 12

ACCOMMODATION	SQM	SQFT
Warehouse	110.53	1,190
GF Offices & lab space	75.41	812
FF office	34.03	366
Mezzanine	32.36	348
Total	252.34	2,716

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ACCOMMODATION	SQM	SQFT
Warehouse	152.37	1,640
Office	33.67	362
Mezzanine	33.67	362
Total	219.71	2,365

PARKING SPACES

The unit benefits from a forecourt with car parking spaces.

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

All figures quoted are exclusive of Value Added Tax.

ENTRY

Immediately upon completion of legal formalities.

LEGAL COSTS

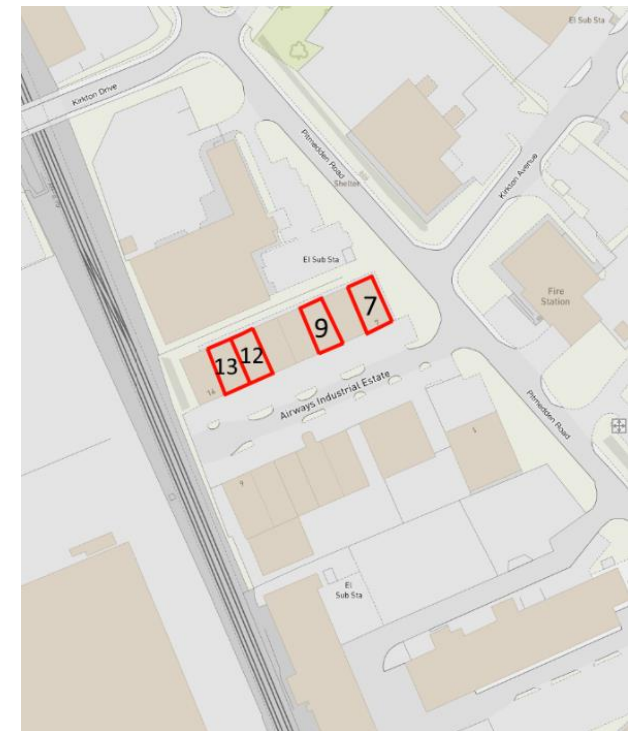
Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

OFFERS & VIEWINGS

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis

RENT

UNIT	RENT
7	£22,500 per annum
9	£20,000 per annum
12	£23,000 per annum
13	£20,500 per annum



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors | 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

James Morrison james.morrison@shepherd.co.uk | 01224 202 836

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