

SELF CONTAINED INDUSTRIAL UNIT FOR SALE/TO LET



**UNIT 14, ROBERT LEONARD
INDUSTRIAL CENTRE, HOWEMOSS DRIVE
KIRKHILL INDUSTRIAL ESTATE
DYCE, ABERDEEN AB21 0GG**

LOCATION

The Robert Leonard Centre occupies a prominent site within the Kirkhill Industrial Estate with frontage to Dyce Drive, the main arterial route through the Estate and around Aberdeen Airport.

The city is some 6 miles distant and the surrounding area is predominately industrial in character.

The site is shown on the location plan opposite for identification purposes only.

DESCRIPTION

The property comprises a mid-terraced industrial unit within a development of 24 units of steel portal frame construction with cavity brick dado walls clad above with insulated press steel sheeting. The floor is reinforced concrete and natural light is provided by translucent roof lights.

The unit has the benefit of 2 offices and male and female toilets together with vehicular access provided by a sectional up and over door.

Loading/unloading is provided to the front of the unit together with exclusive car parking for 3/4 vehicles.

ACCOMMODATION

The following accommodation is provided:

	Gross Internal Area
Ground Floor	
2 offices, male and female	
Toilets, warehouse/workshop	102.2m ² (1,100 sq ft)
Mezzanine/Storage	31.8m ² (342 sq ft)
Total	134m² (1,442 sq ft)

SERVICES

Mains 3 phase electricity, water and drainage are installed.

RATING ASSESSMENT

The property is entered in the valuation roll as follows:

Net & Rateable Value - £8,600

The proposed Uniform Business Rate for the year 2015/2016 is 48p in the £.

This property may qualify for a 100% reduction under the Small Business Bonus Scheme.

LEASE TERMS

The property is offered on a new Full Repairing and Insuring lease for a minimum period of 3 years.

RENTAL

£14,000 per annum, exclusive.



PRICE

Alternatively our clients would consider a sale of the property which is held on freehold tenure at offers in the region of £175,000.

EPC

The property currently has an EPC rating of B. Further details are available on request.

V.A.T.

All figures quoted are exclusive of Value Added Tax.

ENTRY

Immediately on completion of legal formalities.

LEGAL COSTS

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

OFFERS & VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.