

# SUBSTANTIAL WORKSHOP (NDT) & OFFICES **TO LET**



**UNITS 1, 2 & 3  
ASHLEY BASE, PITMEDDEN ROAD,  
DYCE, ABERDEEN, AB21 0DP**

## LOCATION

The property is located within the Ashley Base on the south side of Pitmedden Road which lies adjacent to the northern perimeter of Aberdeen Airport at Dyce.

Dyce is an established industrial and residential area some 7 miles north west of Aberdeen city centre.

Aberdeen is Scotland's third city and is known as the oil capital of Europe and boasts one of the most dynamic economies within the UK.

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

## DESCRIPTION

The property comprises a single storey industrial building of steel portal frame construction with facing brick dado wall clad above with PVC coated metal sheeting. The floor is concrete. The wallhead height is 8.5 metres (27' 11") and lighting is by sodium hi-bay units.

To the west of the industrial building is a 3 storey office of blockwork construction externally.

## ACCOMMODATION

The following accommodation is provided measured on a gross internal basis:

### Warehouse

#### Ground Floor

Main warehouse/workshop, stores, radiography bunkers, pressure testing bay, stores 1,496.56m<sup>2</sup> (16,109 sq ft)

#### Mezzanine

Storage 86.77m<sup>2</sup> (934 sq ft)

#### Subtotal

1,583.33m<sup>2</sup> (17,043 sq ft)

### Offices

#### Ground Floor

Works toilet containing 3 low level WCs, 4 urinals and stainless steel washing trough; canteen with stainless steel sink unit, ladies toilet containing low level WC wash hand basin; office; stores 97.58m<sup>2</sup> (1,050 sq ft)

#### First Floor

Open plan office, single office 97.58m<sup>2</sup> (1,050 sq ft)

#### Second Floor

Staff area, 4 individual offices 97.58m<sup>2</sup> (1,050 sq ft)

#### Subtotal

292.74m<sup>2</sup> (3,150 sq ft)

#### TOTAL

1,876.07m<sup>2</sup> (20,193 sq ft)

## SERVICES

Mains electricity, water and drainage are installed. Heating to the warehouse is by an oil fired warm air blower and by electric panels to the offices. The industrial unit benefits from electrically operated roller shutter doors, a 2 tonnes jib crane and 2 x 10 tonnes overhead gantry cranes.

## RATING ASSESSMENT

The current assessment is combined with other properties and therefore will have to be reassessed on occupation. An estimate can be provided to genuinely interested parties.



## GENERAL

The property was most recently occupied as a non-destructive testing unit (NDT) and the existing pressure and radiography facilities may remain or alternatively be removed at the landlords expense if not required by the ingoing tenant.

## LEASE TERMS

The property was offered on a full repairing and insuring lease subject to a schedule of condition for a period to be negotiated up to the expiry of the existing lease on 31st December 2022. The landlord may consider an extension.

## RENTAL

£140,000 per annum, exclusive.

## VAT

All figures quoted are exclusive of Value Added Tax.

## ENTRY

Immediately upon conclusion of legal formalities.

## EPC

The property has an EPC rating of F.

Further details are available on request.

## LEGAL COSTS

Each party will bear their own legal expenses, with the tenant responsible for LBTT and registration dues in the normal manner.

## OFFERS & VIEWINGS

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

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