

OFFICE & WORKSHOP TO LET



**UNIT 8, SOUTH WELLHEADS
INDUSTRIAL CENTRE, DYCE
ABERDEEN AB21 7GA**

LOCATION

The property is prominently located within the popular Wellheads Industrial Estate on the east side of Aberdeen Airport at Dyce which lies approximately 7 miles north west of Aberdeen city centre.

Major occupiers within the immediate vicinity include Wood Group, PSN, Turner & Co and the headquarters of BP.

Aberdeen is Scotland's third city, known as the Oil capital of Europe, with a population in the region of 215,000, and one of the most dynamic economies in the UK.

The site is shown opposite for identification purposes only.

DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction with cavity concrete block dado walls, dry dash rendered externally, and a pitched roof clad in double skin cement fibre sheeting incorporating roof lights. The floor is of screeded concrete slab construction and the approximate wallhead height is 4.25m (14ft) or thereby.

Lighting to the warehouse area is from suspended fluorescent tube fitments and a steel roller shutter door affords vehicular access.

To the front of the unit there is an exclusive concrete surfaced forecourt with parking.

ACCOMMODATION

Offices;	41.2m ² (444 sq ft)
Offices/stores;	36.6m ² (394 sq ft)
Workshop, Toilets, Kitchenette	126m ² (1,356 sq ft)
Total	203.8m² (2,194 sq ft)

SERVICES

Mains electricity, water and drainage are installed. Heating to the offices is by electric panels.

RATING ASSESSMENT

The property is entered in the current valuation roll as follows:

Net & Rateable Value - £13,500

The Uniform Business Rate for 2013 / 2014 is 46.2p in the £.

LEASE TERMS

Our client is looking to assign the remainder of their existing lease which runs until 15/7/20 at a rental of £17,500 p.a. incorporating a tenant's only break option/rent review at 15/7/15.

ENTRY

1st August 2013.

EPC

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



LEGAL COSTS

All legal costs incurred in the preparation of the lease including SDLT and registration dues shall be borne by the ingoing tenant in the normal manner.

V.A.T.

All figures quoted are exclusive of Value Added Tax.

OFFERS & VIEWINGS

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