

For Sale



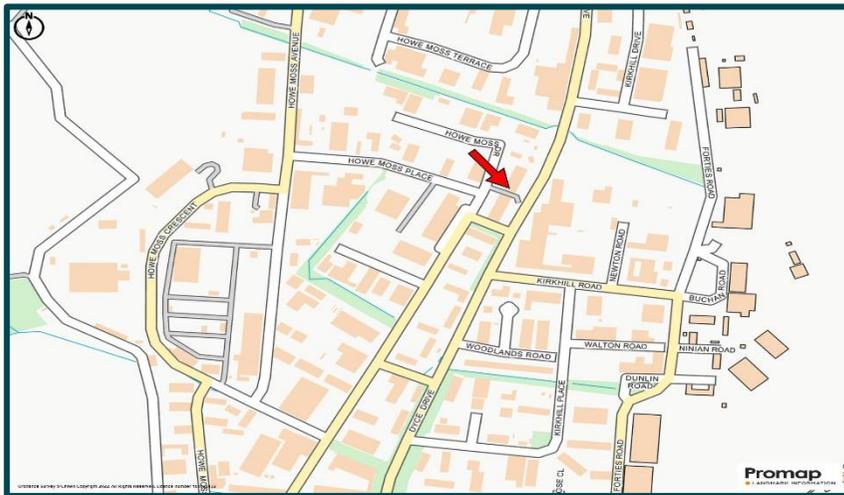
Industrial Investment or Owner Occupier Opportunity

Units 7 & 8 Robert Leonard Centre, Dyce, Aberdeen, AB21 0GG

Location

Robert Leonard Centre is located within Kirkhill Industrial Estate, Dyce, one of Aberdeen's prime industrial locations, situated six miles north west of Aberdeen city centre.

Units 7 & 8 benefits from excellent road and rail connections and is well located on a corner pitch of Robert Leonard Centre, with easy access to Dyce Drive which in turn joins the A96, the main Aberdeen to Inverness Road. Both Aberdeen International Airport and the AWPR are located just a short drive away.



Description

The subjects comprise two terraced industrial units which are interconnected within Robert Leonard Centre, a 24 unit industrial scheme. Both units front onto Howe Moss Drive.

The units are of steel frame construction, with blockwork walls with profile metal sheeting at higher level and over the roof, off a concrete floor and under a pitched roof. Although the units are interconnected, they can be let separately and benefit from their own front door and manual roller shutter door with three phase power to each unit.

Unit 7 features an extensive tenant fit out that includes a suspended ceiling throughout and a plasterboard partition wall to block the roller shutter door as per the current tenant's requirements. The unit benefits from the original welfare pod including a reception and male & female WCs.

Unit 8 is a traditional layout and specification that includes warehouse accommodation with a small office a welfare pod to the front. There is also a mezzanine level above Unit 7, which is accessed from within Unit 8. The eaves height within Unit 8 is 5.10m.

Externally, each unit benefits from three car parking spaces.

Accommodation

We calculate the approximate gross internal floor areas to be as follows:-

| Description | Sq M | Sq Ft |
|--------------------------------|---------------|--------------|
| Unit 7 | 87.47 | 941 |
| Unit 7 Mezz | 31.31 | 337 |
| Unit 7 Total | 118.78 | 1,278 |
| Unit 8 Warehouse | 73.20 | 788 |
| Unit 8 Welfare | 14.29 | 154 |
| Unit 8 Total | 87.49 | 942 |
| Total (Units 7 & 8) | 206.27 | 2,220 |

The above areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Tenancy

Geolive Ltd t/a Signs Express (Aberdeen) have two separate leases over Units 7 & 8 with a co-terminus expiry of 30 March 2024, each unit has a passing rent of £12,500 per annum. Therefore owner occupation could be ascertained at this date by the purchaser, or earlier via tenant agreement.

Covenant

Geolive Ltd t/a Signs Express (Aberdeen) are a signs and graphics business which operate as a franchise of Signs Express Ltd. Further information on the company can be found at <https://www.signsexpress.co.uk/Aberdeen>.

Tenure

Heritable interest (Scottish Equivalent to English Freehold).

Energy Performance Certificate

An EPC rating is currently being carried out and will be available to interested parties in due course.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax and registrations dues, as applicable.

VAT

To be confirmed upon agreement of sale structure.

Proposal

We are instructed to seek offers in excess of £255,000.



Contact

For further information, or to arrange a viewing, please contact sole agents Knight Frank;



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Particulars dated August 2022. Photographs dated July 2022.

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