



# WELLHEADS INDUSTRIAL ESTATE

Dyce | Aberdeen | AB21 7GA



## BLOCK F Units F33 and F34

- > Both units to be shortly refurbished and ready for imminent occupation
- > Close Proximity to Aberdeen International Airport
- > Flexible lease terms available
- > From 633.16 sq m (6,815 sq ft) to 1,267.27 sq m (13,641 sq ft)
- > Available individually or in combination
- > Ingoing occupiers should benefit from the first year business rates free, via Fresh Start Rates Relief

# BLOCK F

Units F33 and F34

## LOCATION

‘The estate is located only minutes away from the airport and benefits from close proximity to two junctions providing access to the Aberdeen Western Peripheral Route (AWPR).’



1.8 miles  
Aberdeen Airport



1.9 miles  
AWPR



6.1 miles  
City Centre



6.4 miles  
Harbour



Wellheads Industrial Estate is located approximately seven miles north west of the city centre, on the eastern boundary of Aberdeen International Airport in Dyce.

The estate is located only minutes away from the airport and benefits from close proximity to two junctions providing access to the Aberdeen Western Peripheral Route (AWPR).

The AWPR provides excellent connectivity to all points North, West and South of the city.

Occupiers already within the estate include Ethos Energy, Merseyflex, RWG and Schenker.



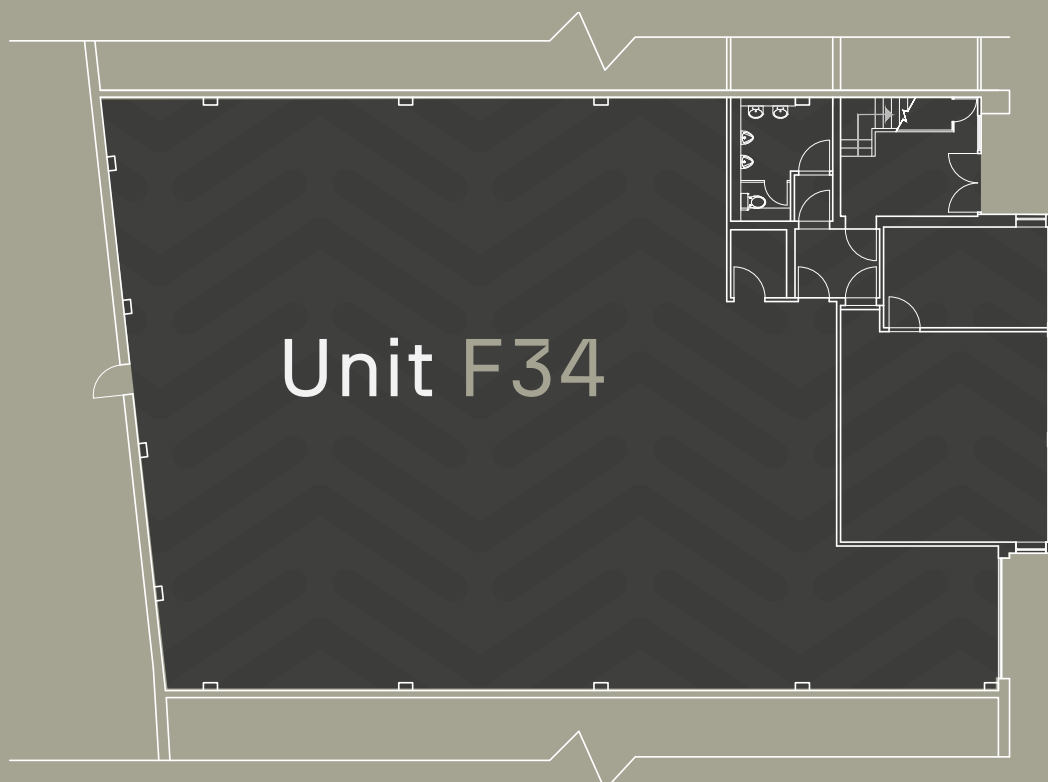
## DESCRIPTION

Units F33 and F34 are to be refurbished to a high standard, to a similar specification as to the E block and are ready for immediate occupation by any ingoing occupier. The terraced units can be let individually or together dependent on occupier requirement. F34 benefits from an end terrace position and features a generous car parking provision. The office accommodation is arranged over ground and first floor.

## SPECIFICATION

- > Steel portal frame construction
- > Painted concrete floor
- > Clear eaves height of 5.7 metres
- > Three phase power
- > Electric roller shutter doors
- > Refurbished open plan office space
- > Dedicated parking

## INDICATIVE PLANS



## FLOOR AREAS

### Unit F33

Description	Sq M	Sq Ft
Warehouse	452.77	4,648
Ground Floor Office	78.38	844
First Floor Office	99.08	1,067
<b>Total</b>	<b>630.23</b>	<b>6,559</b>

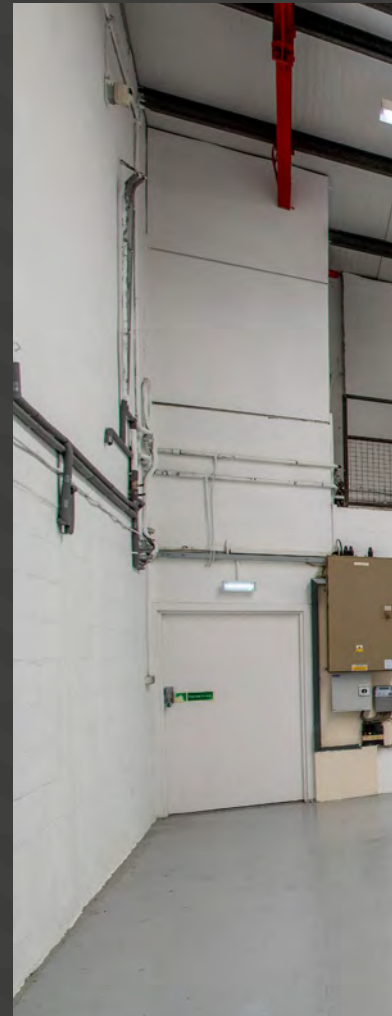
### Unit F34

Description	Sq M	Sq Ft
Warehouse	471.70	5,077
Ground Floor Office	93.70	1,009
First Floor Office	100.74	1,084
<b>Total</b>	<b>666.17</b>	<b>7,171</b>

BLOCK **F**

# BLOCK F

Units F33 and F34





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# BLOCK F

Units F33 and F34



## TERMS

The units are available on full repairing and insuring leases. Incentives, including rent free periods, are available dependent on lease term agreed.

## RENT

Upon Application. Flexible lease terms are available depending on how much space is required and lease term.

## RATEABLE VALUE

Unit F33 & F34: £85,000 (Rates Payable of £43,435 per annum)

## ENERGY PERFORMANCE RATING

Unit F33: D  
Unit F34: D

## VAT

All prices quoted on the schedule are exclusive of VAT.

## LEGAL COSTS

Each party will bear their own legal costs. Any incoming tenant will be responsible for any Land and Buildings Transaction Tax and registration dues, if applicable.

## ENTRY

Immediate upon the conclusion of legal missives.

## VIEWINGS AND OFFERS

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in Scottish legal form.

# F



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