



# WELLHEADS INDUSTRIAL ESTATE

Dyce | Aberdeen | AB21 7GA



## BLOCK A

Units A2 and A3

- > Refurbished and ready for immediate 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 A

Units A2 and A3

## 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



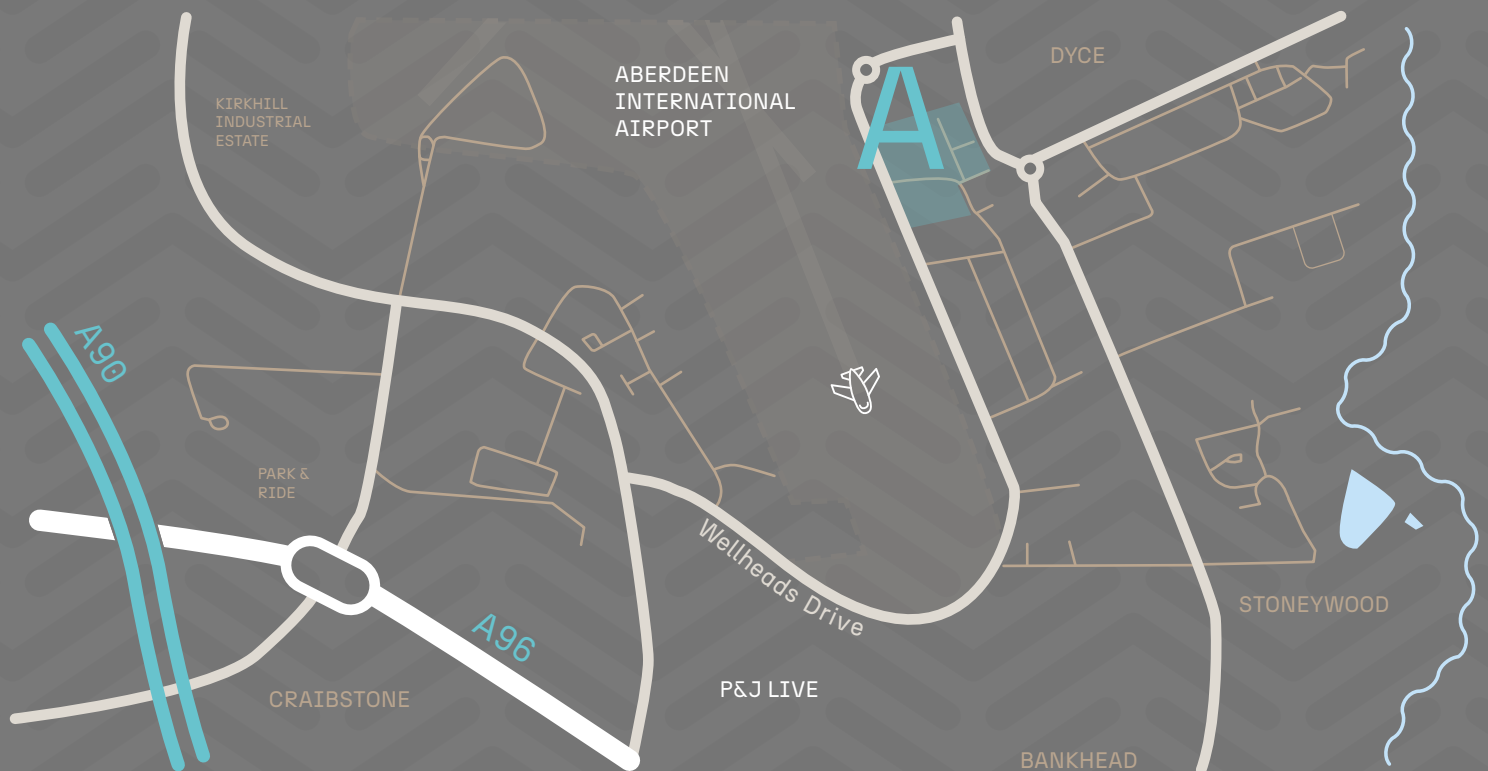
1.9 miles  
AWPR



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 A2 and A3 have been refurbished to a high standard and are ready for immediate occupation. The mid terraced units can be let individually or together dependent on occupier requirement, both benefitting from visibility onto Wellheads Drive.

## SPECIFICATION

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

## FLOOR AREAS

### Unit A2

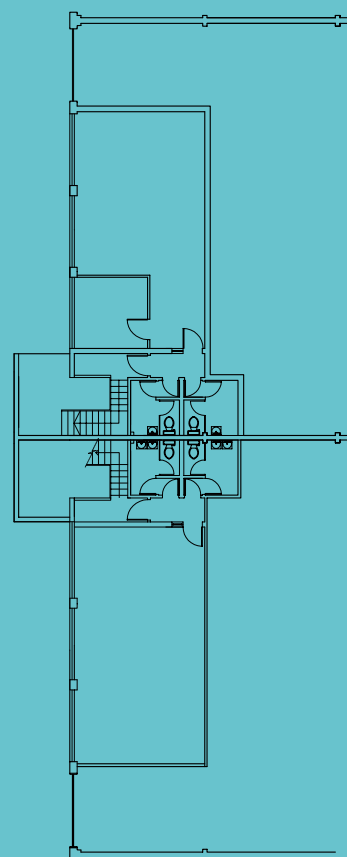
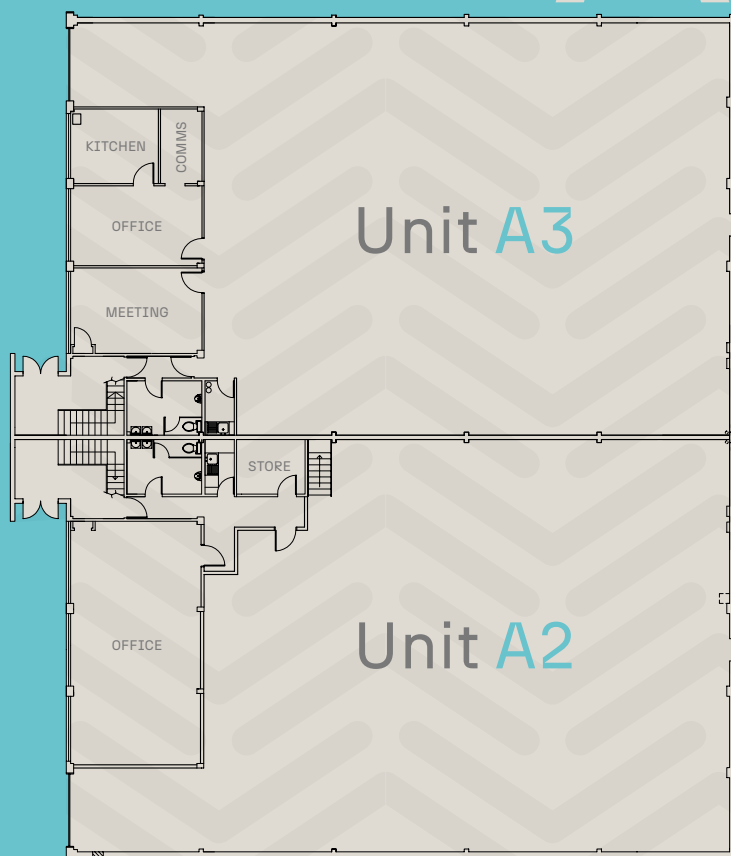
Description	Sq M	Sq Ft
Warehouse	463.57	4,990
Ground Floor Office	92.70	998
First Floor Office	76.90	828
<b>Total</b>	<b>633.16</b>	<b>6,815</b>

### Unit A3

Description	Sq M	Sq Ft
Warehouse	451.54	4,860
Ground Floor Office	93.23	1,004
First Floor Office	89.34	962
<b>Total</b>	<b>634.11</b>	<b>6,826</b>

## INDICATIVE PLANS

# BLOCK A





# BLOCK A

Units A2 and A3







‘A2 and A3 have been refurbished to a high standard and are ready for immediate occupation by any ingoing occupier.’



# BLOCK A

Units A2 and A3



## 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, including variable lease terms and upfront rent free periods.

## RATEABLE VALUE

Unit A2: £38,750  
(Rates Payable of £19,297.50)

Unit A3: £41,500  
(Rates Payable of £20,667)

## ENERGY PERFORMANCE RATING

Unit A2: D

Unit A3: E

## 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.

# A



Scott Hogan  
07468 729768  
scott.hogan@knightfrank.com



Claire Herriot  
07967 762286  
claire.herriot@savills.com

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