

TO LET

INDUSTRIAL UNIT

Rental £25,000 per annum

GIA 312.20 SQM (3,360 SQFT)

Eaves height – 3.94M

Secure Yard Area

VIRTUAL TOUR 

**UNIT 16 WOODLANDS DRIVE, DYCE, ABERDEEN,
AB21 0GW**

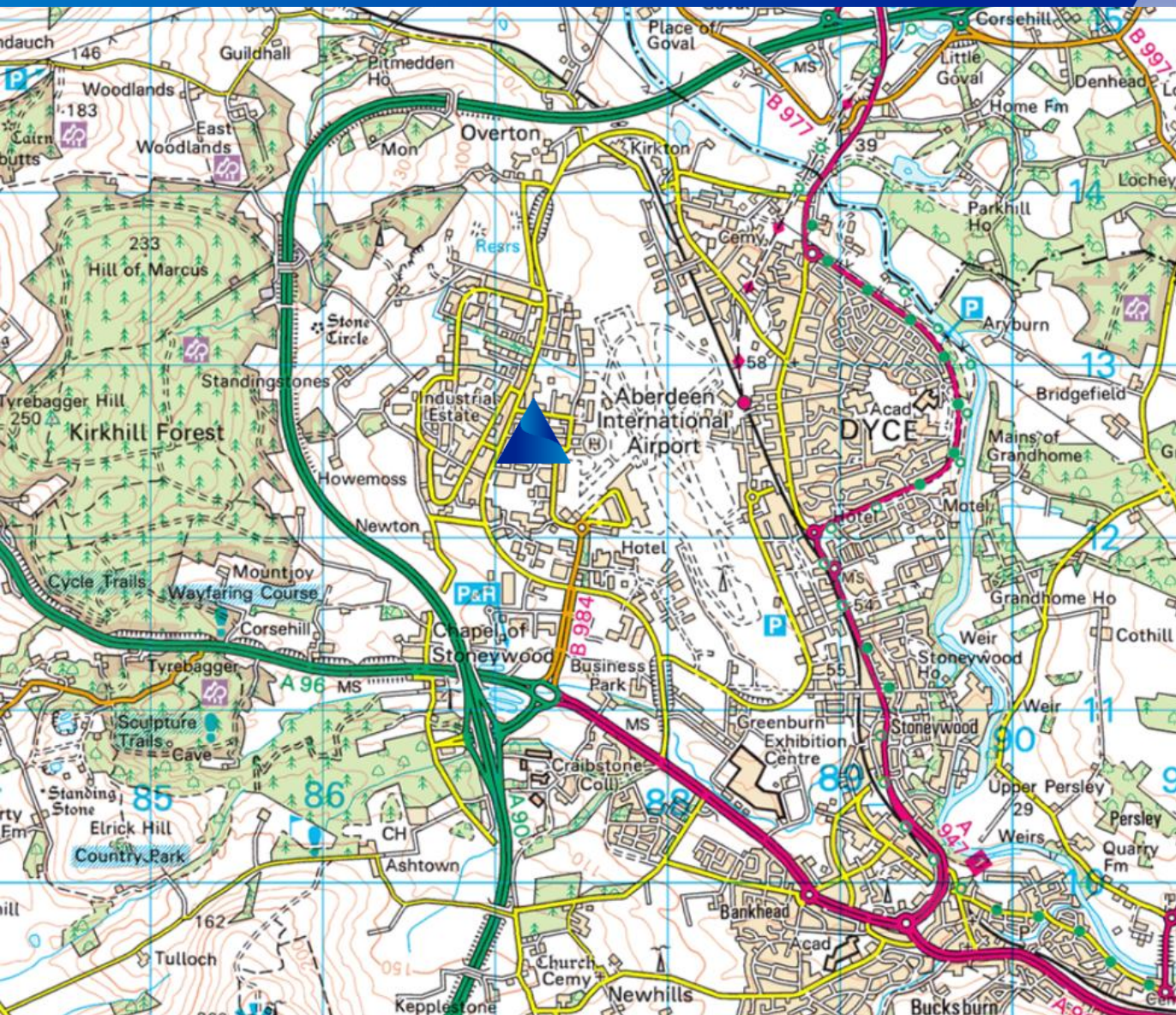
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Location

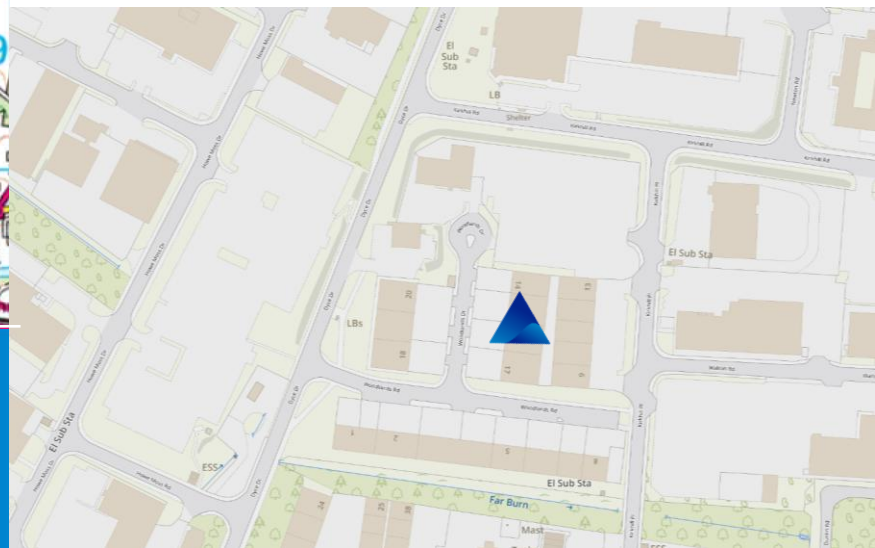
UNIT 16 WOODLANDS DRIVE, DYCE, ABERDEEN,
AB21 0GW



The subjects are located on Woodlands Drive at its junction with Woodlands Road which is just a short distance from Dyce Drive, the main road servicing Kirkhill Industrial Estate within the Dyce area of Aberdeen.

Kirkhill Industrial Estate is situated adjacent to Aberdeen International Airport, Heliport Terminals and is approximately 7 miles north west of the city centre.

The property also benefits from being in close proximity to the AWPR and therefore provides rapid access to the north and south of the city.



Industrial Unit with Secure Yard Area



FIND ON GOOGLE MAPS



Description

UNIT 16 WOODLANDS DRIVE, DYCE, ABERDEEN,
AB21 0GW



The subjects comprise of a terraced industrial unit which is laid out to provide warehouse, office and yard accommodation.

The unit is of steel portal frame construction with blockwork walls externally rendered to the lower sections with the upper sections being clad in profiled metal sheeting. The roof over is pitched and similarly clad incorporating a number of translucent roof panels.

Internally the flooring is concrete with the walls and ceilings to the inside face of blockwork and cladding. Artificial lighting is provided by a mixture of light fittings.

The roller shutter door is approximately 3.58 metres wide by 4.22 metres high and the unit has an eaves height of 3.94 metres.

The offices are laid out to provide 3 private rooms along with male and female WCs and a tea preparation area. The flooring throughout is concrete and overlaid in either carpet or vinyl with the walls being part blockwork and plasterboard with a painted finish.

Accommodation

	m ²	ft ²
Warehouse	247.80	2,667
Office inc. toilets	64.40	693
TOTAL	312.20	3,360

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £22,250.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

Rental

£25,000 per annum is sought.

Energy Performance Certificate

The property has an EPC Rating of G.

Entry

Upon conclusion of legal missives.

VAT

All rents, prices, premiums etc. are exclusive of VAT at the prevailing rate.

Legal Costs

As is our client's standard practice the Tenant will bear Landlord's legal costs. Further information is available on request.

The tenant will be liable for Registration Fees for registering the lease in The Books of Council and Session. The tenant will be liable for any LBTT where applicable.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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