

TO LET



Industrial Unit

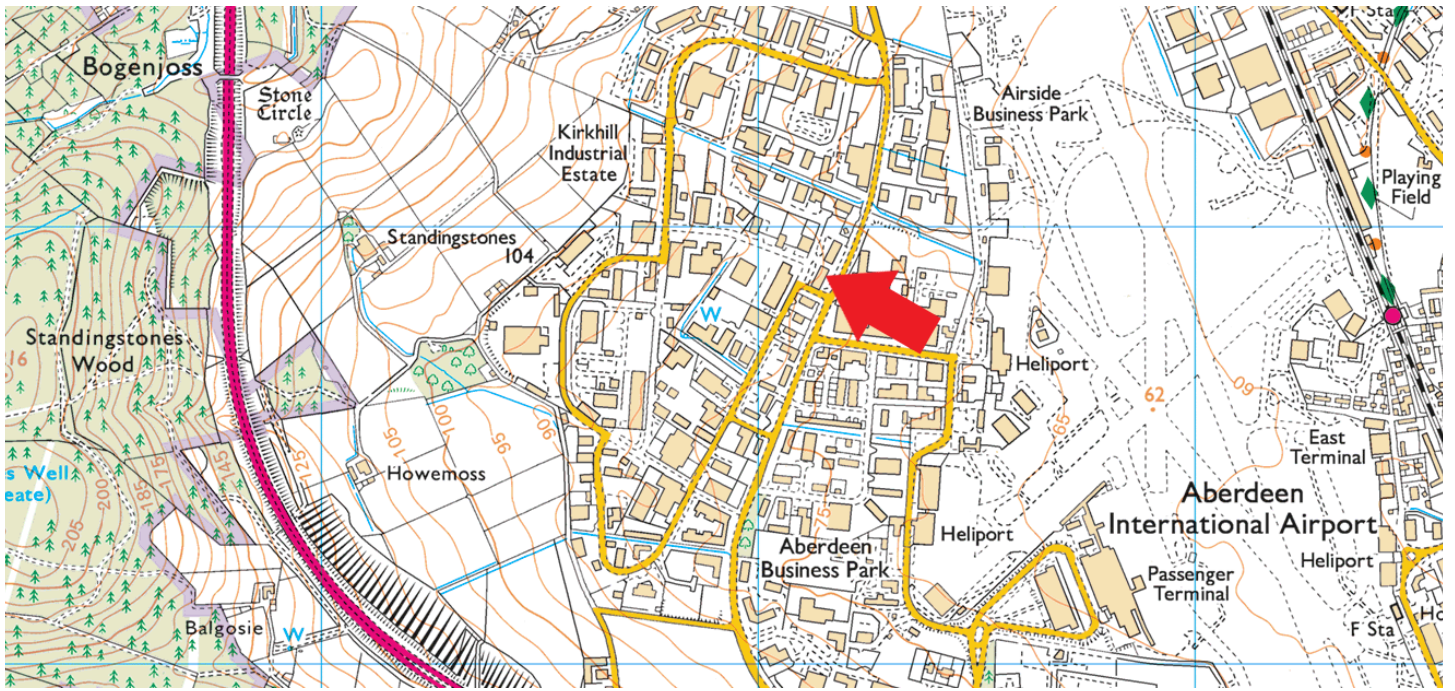
Aberdeen, Unit 3, Robert Leonard Centre, Dyce AB21 0GG

Gross Internal Area: 94.31 sq m [1,015 sq ft]

- Prime Location in close proximity to Aberdeen International Airport
- Flexible Lease Terms
- Rent: £14,000 per annum

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LOCATION

The Robert Leonard Centre is located approximately six miles north west of Aberdeen City Centre on a prominent site within the Kirkhill Industrial Estate. The property is immediately adjacent to Dyce Drive, benefiting from excellent access to both Aberdeen Airport and the A96, Aberdeen to Inverness trunk road. Surrounding occupiers include Weatherford, Scott Bearings and Baker Hughes.

The exact location can be seen on the above plan.

DESCRIPTION

The development comprises of 24 small industrial units within a fully landscaped site incorporating ample car parking. Each industrial unit provides both workshop and office accommodation. The unit is of a mono pitch steel frame construction off a reinforced concrete slab floor with brick block walls to full or dado height. The workshop specification includes an insulated metal sheet roof with access gained via a manual roller shutter door. The offices benefit from painted plasterboard walls and ceilings with tiled carpet flooring and electric panel heating.

FLOOR AREAS

The subjects provide the following gross internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Workshop	43.93 sq m	[473 sq ft]
Offices	50.38 sq m	[542 sq ft]
Total	94.31 sq m	[1,015 sq ft]

RENT

Offers in the region of £14,000 per annum.

VAT

Any rent quoted is exclusive of VAT.

RATING ASSESSMENT

The valuation role shows a rateable value of £11,000 with effect from 1st April 2023.

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

An incoming occupier may qualify for 100% rates relief through the Small Business Bonus Scheme

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.

Full documentation is available upon request.

SERVICES

Mains 3-phase electricity, water and drainage are installed

PROPOSAL

The unit is available to let on Full Repairing and Insuring terms for a period to be agreed. Any medium to long term agreement will be subject to periodic upward only rent reviews.

SERVICE CHARGE

The tenant will be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common areas of the estate. Further details are available on request.

ENTRY

On conclusion of all legalities.

CLOSING DATE

Whilst a closing date may not necessarily be set all interested parties are advised to note their interest in writing to the joint agents.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The incoming occupier will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

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

Contact:

Kevin Jackson
Jackson Chartered Surveyors
Tel: 01224 900029
Email: kevin@jacksonsurveyors.co.uk

Christopher Paul
DM Hall LLP
Tel: 01224 594172
Email: christopher.paul@dmhall.co.uk

Contact

Kevin Jackson
Jackson Chartered Surveyors
Tel: 01224 900029
Mobile: 07834 521600
Email: kevin@jacksonsurveyors.co.uk

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7 Albert Street, Aberdeen, AB25 1XX

Vikinglea, Arbroath, DD11 2QR

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