

TO LET

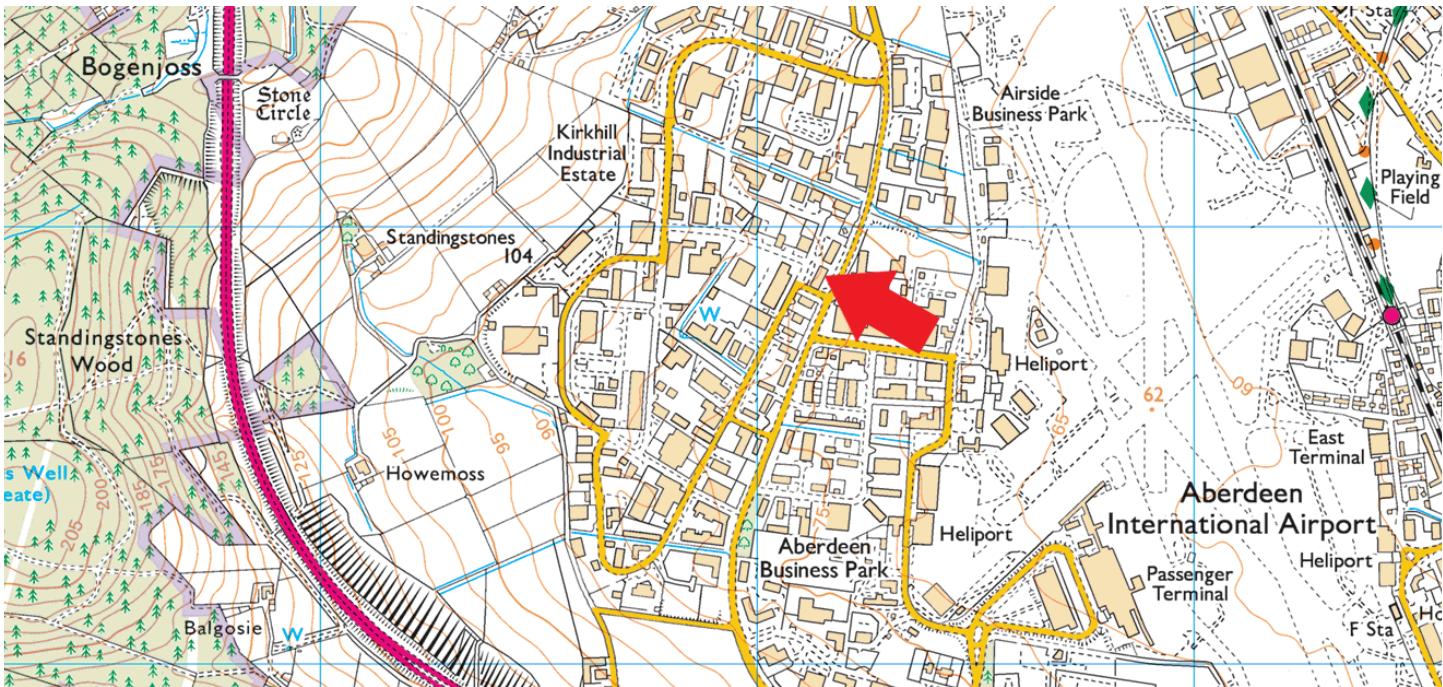


Industrial Unit

Aberdeen, Unit 24, Robert Leonard Centre, Dyce AB21 0GG

Gross Internal Area: 96.95 sq m (1,044 sq ft)

- Prime Location in close proximity to Aberdeen International Airport
- Flexible Lease Terms
- Rent: £15,000 per annum



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 to the front of the unit benefit from painted plasterboard walls and ceilings with tiled carpeting 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	96.95 sq m	[1,044 sq ft]
----------	------------	---------------

RENT

Offers in the region of £15,000 per annum.

VAT

Any rent quoted is exclusive of VAT.

RATING ASSESSMENT

The valuation role shows a proposed rateable value of £13,000 with effect from 1st April 2026.

The Uniform Business Rate for the year 2025/2026 is 49.8p in the £. Water and waste water rates are also payable.

An ingoing occupier may qualify for rates relief through the Small Business Bonus Scheme

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

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 ingoing 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
01224 900029
kevin@jacksonsurveyors.co.uk

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

Contact

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

Jackson Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are given notice that:

[i] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; [ii] all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; [iii] no person in the employment of Jackson Chartered Surveyors has any authority to give representation or warranty whatever in relation to this property; [iv] all prices, rents and premiums quoted are exclusive of VAT at current rate.

Jackson
CHARTERED SURVEYORS

7 Albert Street, Aberdeen, AB25 1XX

Vikinglea, Arbroath, DD11 2QR

www.jacksonsurveyors.co.uk