



TO LET - INDUSTRIAL

UNIT 2, ROBERT LEONARD
INDUSTRIAL CENTRE, DYCE,
ABERDEEN, AB21 0GG

- 101.66 SQ M (1,094 SQ FT)
- PRIME LOCATION IN CLOSE PROXIMITY TO ABERDEEN INTERNATIONAL AIRPORT
- FLEXIBLE LEASE TERMS
- RENT: £16,000 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.

Nearby occupiers include SKF Express, Safer Training Scotland, SIM Switchgear and Axess North Sea.

The exact location of the property is highlighted on the undernoted plans:

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 office to the front of the unit benefits from painted plasterboard walls and ceilings with a tiled carpet with electric panel heating.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D.

Full Documentation is available upon request

SERVICES

Mains 3-phase electricity, water and drainage are installed.

RATING ASSESSMENT

The valuation role shows a rateable value of £11,750 with effect from 1st April 2017. The draft rateable value, with effect 01 April 2023, is £10,000.

The Uniform Business Rate for the year 2022/2023 is 49.8p in the £. Water and waste water charges are also payable.

Any ingoing occupier may qualify for 100% rates relief through the Small Business Bonus Scheme.

FLOOR AREAS

The unit provides the following accommodation measured on a gross internal basis in accordance with RICS Code of Measuring Practice (6th Edition).

Workshop, office and staff facilities 101.66 sq m (1,094 sq ft)

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.

RENT

Offers in the region of £16,000 per annum.

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 missives.

LEGAL COSTS

Each party will bear their own costs in relation to the transaction. The tenant will be responsible for the payment of any LBTT and registration dues.

VIEWING & FURTHER INFORMATION

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

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