

Industrial

# Unit B1 | Lombard Centre

 Kirkhill Place, Dyce, Aberdeen, AB21 0GU

## Unit B1 | 6,190 sq ft

Flexible industrial and office space available now

A recently refurbished industrial unit with purpose built office accommodation. The space is suitable for a variety of uses including light industrial, workshop, storage and trade counter.

Lombard Centre comprises 10 modern industrial units that are fitted to a high specification and benefit from generous on-site parking provisions.

The estate is exceptionally well located within a few minutes drive-time to both Aberdeen International Airport and the new Aberdeen Western Peripheral Route. Local occupiers include Pirtek, DHL and Kuhne & Nagel.

Please note, this unit can be combined with Unit B2, to provide a 12,700 sq ft unit.



Lease Type

New

### Unit Summary

- Close to Transport
- Well Maintained Estate
- Refurbished Unit
- Office Accommodation
- Flexible Space
- Circulation Space

[View Floor Plans](#) →

[View Virtual Tour](#) →

### Occupational Costs


	Per Annum	Per Sq Ft
Rent	£50,600.00	£8.17
Rates	£24,550.00	£3.97
Maintenance Charge	£9,300.00	£1.50
Insurance	£1,238.00	£0.20
<b>Total Cost</b>	<b>£85,688.00</b>	<b>£13.84</b>

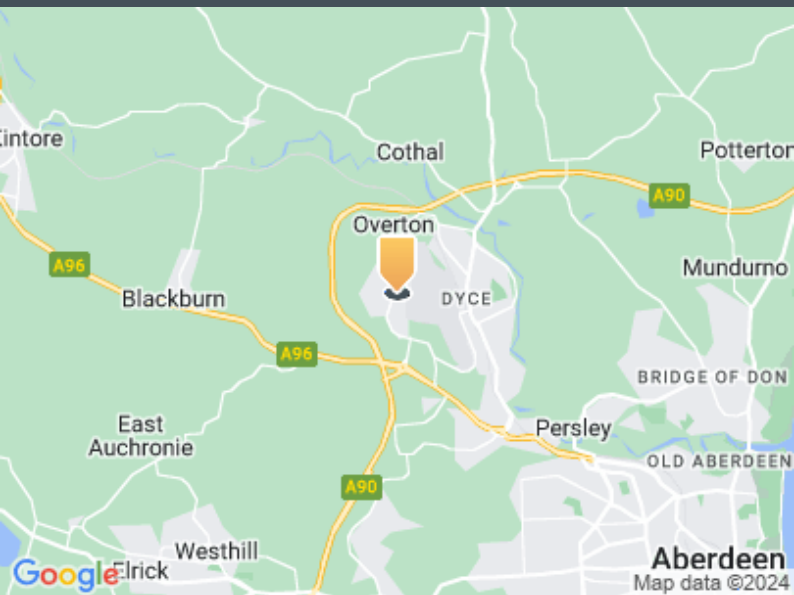
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

 For more info please visit: [unit.info/UIP0100874](http://unit.info/UIP0100874)

**+440 808 169 7554**

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## Location

The estate is located within Kirkhill Industrial Estate, Dyce. Kirkhill Industrial Estate is situated adjacent to Aberdeen Airport and Heliport Terminals, approximately 7 miles north-west of Aberdeen City Centre.



### Road

This site is situated close to the A96 and A90 with swift access to Aberdeen and the M90 motorway further south



### Airport

Aberdeen Airport is 0.7 miles away and less than a 5 minute drive



### Rail

This site is situated close to the A96 and A90 with swift access to Aberdeen and the M90 motorway further south

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (10)

## Key Contact



### Heather Graham

Customer Engagement Manager

"Heather joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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