

TO BE  
EXTENSIVELY  
REFURBISHED

**Ryden**.co.uk  
01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET/FOR SALE

INDUSTRIAL PREMISES WITH OFFICES &  
SECURE YARD



UNITS 3 & 4  
KIRKTON AVENUE  
PITMEDDEN INDUSTRIAL ESTATE  
DYCE  
ABERDEEN  
AB21 0BF

Viewing strictly by appointment  
with the joint agents.

**Floor Area:**

Unit 3: 669 sq m (7,213 sq ft)

Unit 4: 1,910 sq m (20,561 sq ft)

Contact:

**Paul Richardson**  
**Daniel Stalker**

Telephone:

**01224 588866**

Email:

**paul.richardson@ryden.co.uk**  
**daniel.stalker@ryden.co.uk**

Edinburgh  
0131 225 6612

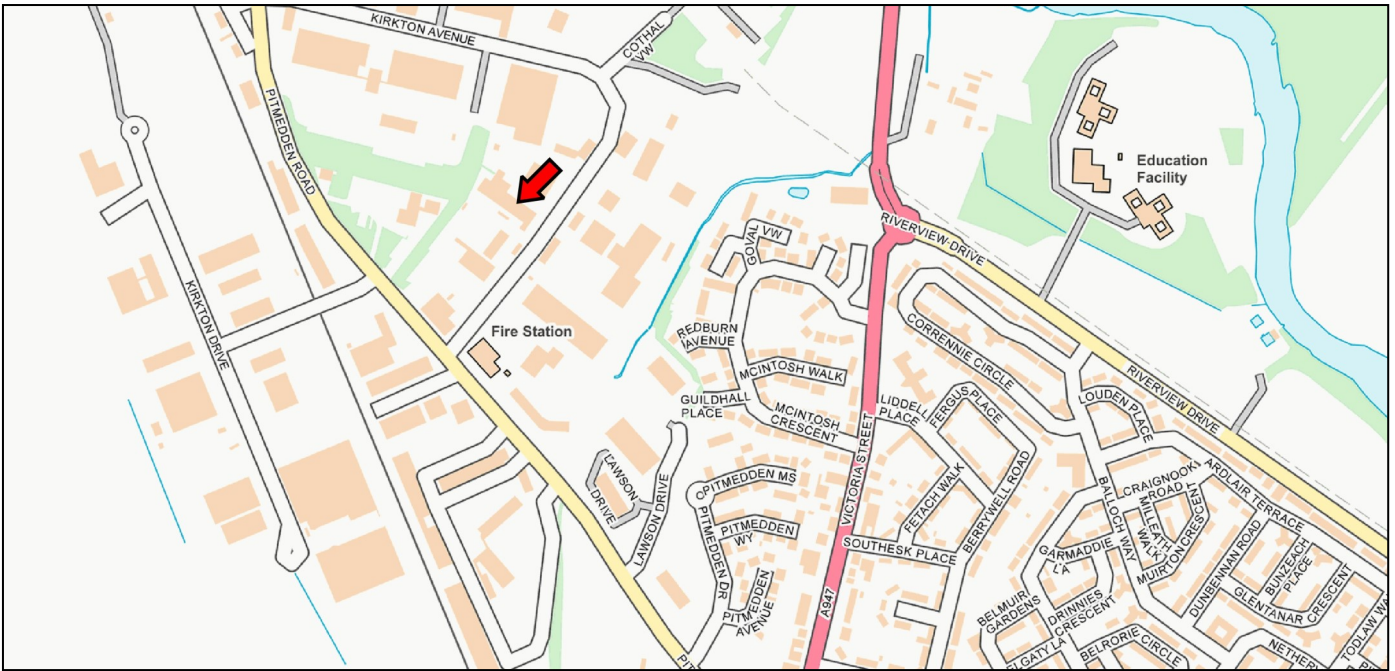
Glasgow  
0141 204 3838

Aberdeen  
01224 588866

Leeds  
0113 243 6777

London  
020 7436 1212

Manchester  
0161 249 9778



**Location:**

The property is located within Pitmedden Industrial Estate on the north side of Kirkton Avenue, close to its junction with Pitmedden Road in Dyce. Pitmedden Industrial Estate is located approximately 7 miles north-west of Aberdeen City Centre in what is widely recognised as one of the prime industrial areas serving the city.

The properties are ideally situated to take advantage of the AWPR - Aberdeen Western Peripheral Route (A90) which has a junction 2 miles to the north of the subjects and A96 motorway network, as well as being within a mile of Dyce train station.

The estate provides a mixture of large industrial facilities, multi-let industrial estates and offices, with major nearby occupiers including; Schlumberger, Weatherford, Stork, and Siemens.

The approximate location of the subjects is located on the street plan above.

**Description:**

**Unit 3**

A detached industrial unit and detached single storey office block together with car parking to the front and a large yard at the rear. The workshop is of brickwork and metal cladding construction beneath a pitched clad roof and concrete floor. The single storey office is of brickwork construction under a flat felt roof. The workshop is split into two with both benefitting from high bay lighting, gas hot air blowers, electric roller shutter doors and eaves heights of 4.5m approx. Ancillary offices and mezzanines are in situ.

**Unit 4**

A detached industrial unit with three storey offices, car parking to the front and concrete yard predominantly to the side of the workshop. The workshop benefits from high bay

lighting, gas hot air blowers, 5 electric roller shutter doors, an eaves height of 6.55m and a full span crane rail with 3 x 5 tonne cranes. The offices at the front of the unit have gas central heating, Cat 2 lighting, double glazed windows and carpeted floor tiling throughout.

**Floor Areas:**

The properties are arranged, as follows:

Unit 3

Description	Sq m	Sq ft
Warehouse (inc. store):	448	4,819
Mezzanine:	142	1,542
Gatehouse:	79	852
<b>TOTAL:</b>	<b>669</b>	<b>7,213</b>
Surfaced Yard:	2,189	23,567

The site area extends to approx. 1.00 acres (0.44 hectares).

Unit 4

Description	Sq m	Sq ft
Warehouse:	1,449	15,601
GF Office:	93	996
FF Office:	184	1,982
SF Office:	184	1,982
<b>TOTAL:</b>	<b>1,910</b>	<b>20,561</b>
Surfaced Yard:	641	6,900

The site area extends to approx. 1.06 acres (0.42 hectares).



**Energy Performance Certificate (EPC):**

The units have been assessed and the EPC Rating's are as follows:

Unit 3	F
Unit 4	F

A copy of the EPC's and Recommendations Report can be made available, upon request.

**Rateable Value:**

The new draft proposed Rateable Value of the subjects is **£200,000** (formerly £223,000) effective from 1 April 2023. Please note this figure is draft and may be subject to change under the ongoing Rating Revaluation.

This entry will need to be reassessed upon the completion of the refurbishment works and the actual value will depend upon whether the property is leased as a whole or is split. Further advice can be provided in this regard.

**Lease Terms:**

The Landlord is seeking to lease the building on a medium—long term lease. Any lease would provide for periodic upward only rent reviews.

**Rent/Price:**

Upon Application.

**Ground Lease:**

The premises are held subject to a ground lease on the following terms:

**Unit 3/Site 3:** Expires on 31 May 2120 at a current rent of £31,200 pa with the next 5 yearly rent review being on 1 July 2021.

**Unit 4/Site 4:** Expires on 31 May 2120 at a current rent of £33,072 pa with the next 5 yearly rent review being on 1 July 2021.

**VAT:**

All rents and prices quoted are exclusive of VAT.

**Legal Costs:**

Each party will bear their own legal costs incurred in documenting the transaction. The ingoing occupier will be responsible for any LBTT and Registration Due, if applicable.

**Viewing & Further Information:**

For further information or to arrange a viewing, please contact:



Ryden LLP  
The Capitol  
431 Union Street  
Aberdeen  
AB11 6DA

Rapleys LLP  
55 Spring Gardens  
Manchester  
M2 2BY

Tel: 01224 588866

Tel: 0370 77 6292

Email:  
paul.richardson@ryden.co.uk  
daniel.stalker@ryden.co.uk

Email:  
Peter.Nicholas@rapleys.com



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

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