

TO LET

DUE TO BE REFURBISHED
INDUSTRIAL UNITS



W

**WELLHEADS CRESCENT
TRADING ESTATE**
DYCE, ABERDEEN, AB21 7GA



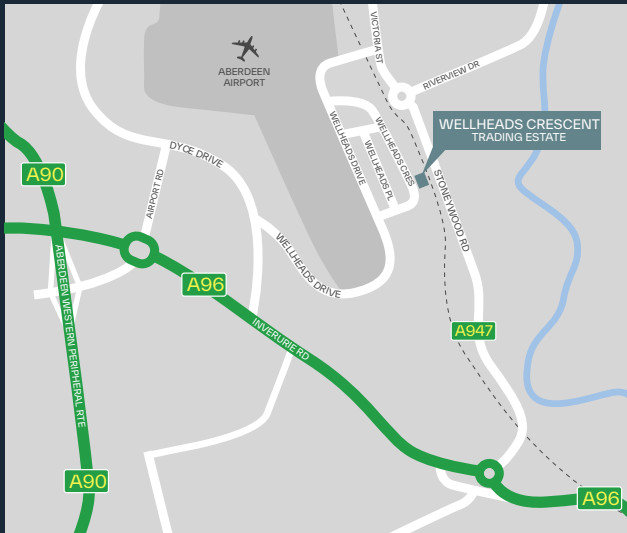
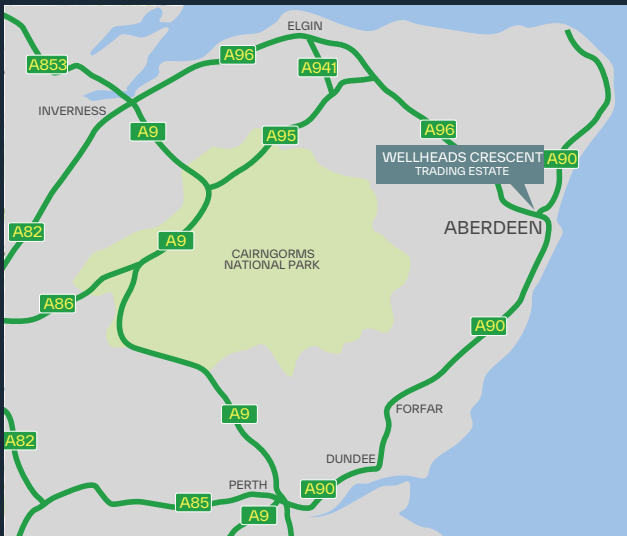
NEWLY
REFURBISHED



FLEXIBLE
TERMS



INCENTIVES
AVAILABLE



LOCATION

Dyce is one of Aberdeen's foremost industrial areas situated some 7 miles north of Aberdeen city centre. The Estate benefits from close proximity to Aberdeen International Airport, the Western Peripheral Road and beyond to the (A96) Aberdeen – Inverness trunk road which connects to the ring road system and other areas within Aberdeen city.

These units form part of Wellheads Crescent Trading Estate, a small industrial development situated on the east side of Wellheads Crescent close to its junction with Wellheads Drive. Neighbouring occupiers, amongst others include RWG, Babcock, Forsyths and Prosafe.

DESCRIPTION

- + Mid-terraced industrial units
- + Steel frame construction with concrete block and profiled metal clad walls
- + Pitched and sheeted roofs
- + Office and welfare facilities
- + Vehicular access via roller shutter doors
- + Exclusive car parking and communal forecourt

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT	M ²	FT ²	EPC
5/6	649.1	6,987	G-123
10	224.6	2,418	E-76

ENERGY PERFORMANCE RATING

EPC's are available on request.

LEASE TERMS

The units are available on new full repairing and insuring leases.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

BUSINESS RATES

Any ingoing tenant may benefit from Fresh Start rates relief for the first 12 months of occupation.

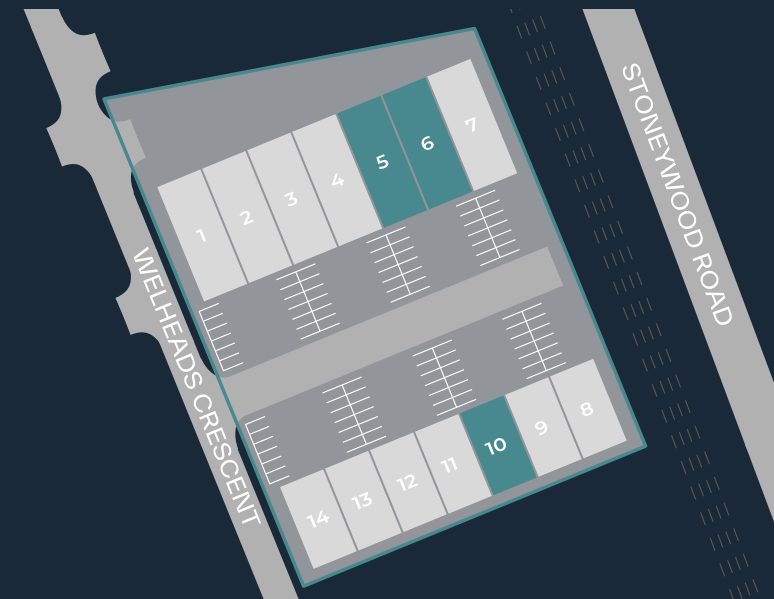
UNIT	RATEABLE VALUE
5/6	£48,000
10	£35,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



VIEWINGS

Strictly by prior arrangement with the agents.



Paul Richardson
01224 588866
07789 986141
Paul.Richardson@ryden.co.uk



Claire Herriot
01224 971139
07967 762286
Claire.Herriot@savills.co.uk