

Ryden.co.uk

01224 588866

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

TO LET

MODERN OFFICE WITH CAR PARKING



UNIT 14
ASHLEY BASE
PITMEDDEN ROAD
DYCE
AB21 0DP

Viewing strictly by appointment with the sole letting agents.

Floor Area:
132.56 sq. m (1,427 sq ft)

Contact:
Thomas Codona
Daniel Stalker

Telephone:
01224 588866

Email:
thomas.codona@ryden.co.uk
daniel.stalker@ryden.co.uk

Edinburgh
0131 225 6612

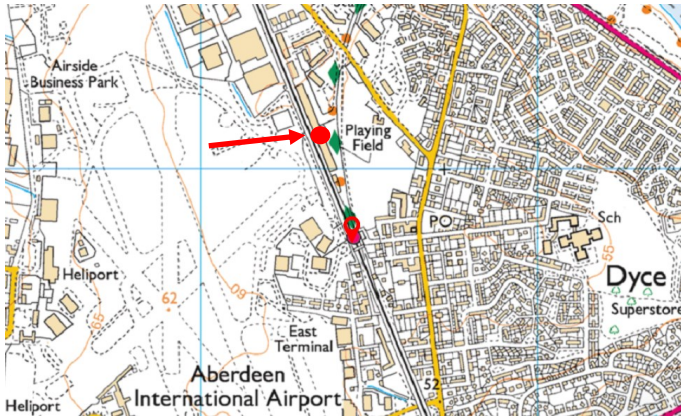
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



Location:

The subjects are situated on the South-West of Pitmedden Road within the Pitmedden Industrial Estate which became an established industrial estate during the 1980's and has grown in popularity since then. Aberdeen International Airport and Dyce Railway are within close proximity. Accessibility has also recently improved with the opening of the AWPR.

Occupiers in close proximity include: Stork Technical Services, Schlumberger, Halliburton, Aker Solutions and Oceaneering.

The exact location is shown on the map above.

Description:

- Steel portal frame construction
- Carpet flooring throughout
- Suspended ceilings
- Cat 2 lighting
- Air conditioning
- Plasterboard lined walls
- Kitchenette
- WC facilities

Accommodation:

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th edition) and extend to the following gross internal areas:

Description	Sq m	Sq ft
Office	132.56	1,427

Rent:

Upon application.

Lease terms:

The premises are available on new full repairing and insuring terms for a period to be mutually agreed. Rent reviews will be incorporated within any new lease structure.

Rateable Value:

The new draft proposed Rateable Value of the subjects is **£13,750** (formerly £16,250) effective from 1 April 2023. Please note this figure is draft and may be subject to change under the ongoing Rating Revaluation.

The space qualifies for **25% rates relief** under the Small Business Bonus Scheme (SBBS).

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of: A

Legal Costs:

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing tenant or purchaser will be responsible for any LBTT and Registration Dues, if applicable.

Viewings & Further Information:

To arrange a viewing, or for further information, please contact:

Ryden LLP
 The Capitol
 431 Union Street
 Aberdeen
 AB11 6DA

Tel: 01224 588866

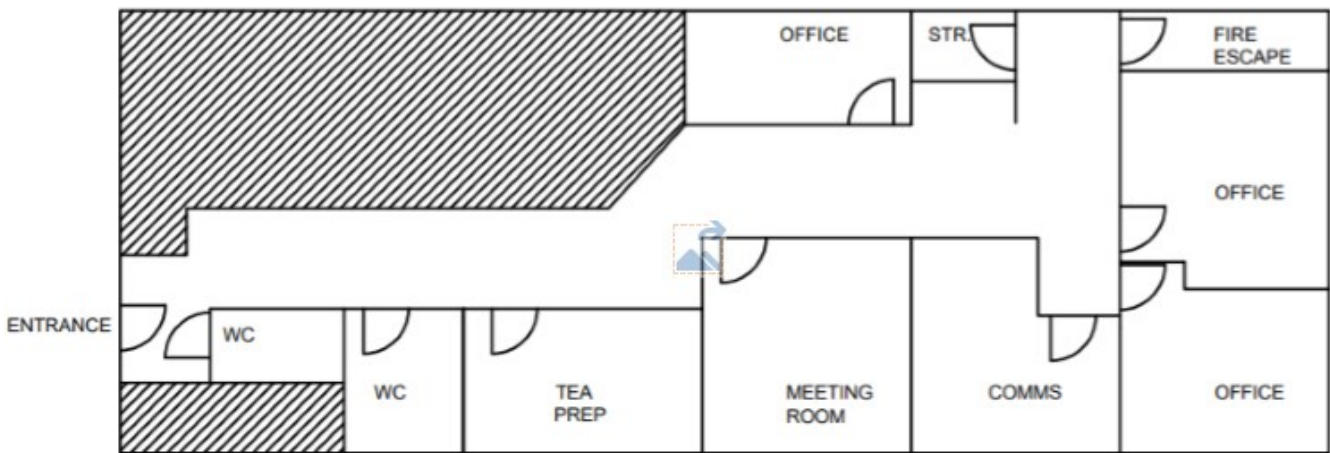
E-mail: thomas.codona@ryden.co.uk
daniel.stalker@ryden.co.uk

February 2024

Additional Photos:



Floor Plan:



UNIT 14 ASHLEY BASE INDICATIVE FLOOR PLAN