



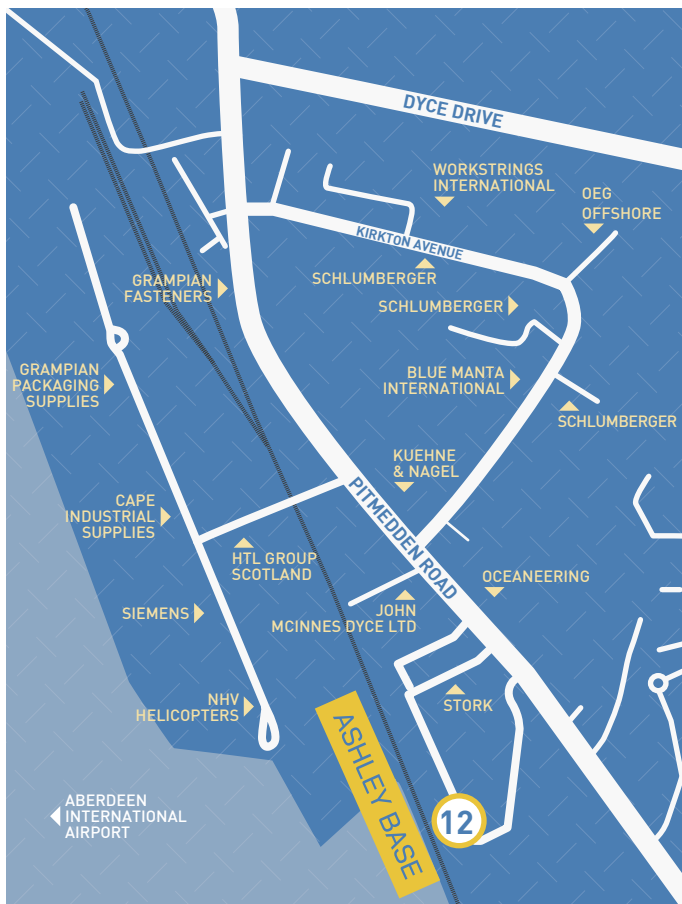
TO LET

**ASHLEY BASE
UNIT 12**

PITMEDDEN ROAD, DYCE, ABERDEEN AB21 0DP

SMALL INDUSTRIAL UNIT WITH OFFICE

REFURBISHED



DESCRIPTION

- Steel portal frame construction
- High bay lighting
- 7m eaves height
- Toilet and kitchen facilities
- Concrete floor
- Electric roller shutter door
- Office accommodation

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived:

UNIT 12		
Workshop.....	406.06 sq m.....	[4,371sq ft]
Office.....	91.92 sq m.....	(990 sq ft)
Total.....	497.98 sq m.....	[5,361 sq ft]

RENT

Price per annum, exclusive of VAT, payable quarterly in advance.

UNIT 12 - £40,500

*Draft RV's in brackets - 2023

RATEABLE VALUE

The properties are entered in the Valuation Roll, with effect from 1st April 2017, as follows:

UNIT 12 - £44,500 (£38,750*)

LEASE TERMS

The premises are available on new full repairing and insuring terms for a period to be mutually agreed, ideally for a minimum term of 5 years. Regular rent reviews will be incorporated within any new lease structure.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of C. A copy of the EPC and the Recommendation Report can be provided upon request.

VAT

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

LEGAL COSTS

In the normal manner, each party to bear their own costs. The tenant will be liable for LBTT and registration dues, if applicable.



LOCATION

The subjects are situated on the south-west of Pitmedden Road within 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 Station are within close proximity. Accessibility has also recently improved with the opening of the AWPR.

Other occupiers in close proximity include: Stork Technical Services, Schlumberger, Halliburton, Oceaneering and Aker Solutions. The exact location is shown on the map above.

VIEWING

Ryden.co.uk
01224 588866

Paul Richardson
01224 588866
paul.richardson@ryden.co.uk

Daniel Stalker
01224 588866
daniel.stalker@ryden.co.uk

**HUTCHEON
MEARNS
REAL ESTATE**
01224 455500
www.hm-re.co.uk

Iain Landsman
01224 455500
iain.landsman@hm-re.co.uk