

Unit A4 | 2,956 sq ft

High-spec unit to let in the Aberdeen area

The 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

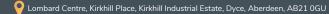
Lease Type



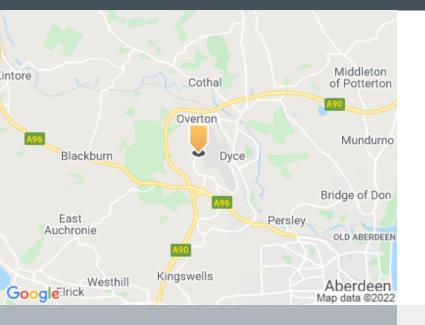
Occupational Costs

	Per Annum	Per Sq Ft
Rent	£27,500.00	£9.30
Rates	£0.00	Not specified
Maintenance Charge	£3,172.59	£1.07
Insurance	£310.41	£0.11
Total Cost	£30,983.00	£10.48

Unit A4 | Lombard Centre







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

 $\dot{\mbox{Aberdeen}}$ 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 with the agents.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
EPC	Е	



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Key Contacts



