

# TO LET

## INDUSTRIAL UNIT



## UNIT 18, WOODLANDS DRIVE, KIRKHILL INDUSTRIAL ESTATE, DYCE, ABERDEEN, AB21 0GW

- GIA 319.32 SQM (3,437 SQ FT)
- RENTAL £28,000 PA
- SECURE YARD AREA

**Shepherd Chartered Surveyors**

35 Queens Road, Aberdeen, AB15 4ZN

Tel: 01224 202 800

[www.shepherd.co.uk](http://www.shepherd.co.uk)

Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy  
Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Review  
Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC

## LOCATION:

The subjects are located on Woodlands Drive at its junction with Woodlands Road which is just a short distance from Dyce Drive, the main road servicing Kirkhill Industrial Estate within the Dyce area of Aberdeen.

Kirkhill Industrial Estate is situated adjacent to Aberdeen International Airport, Heliport Terminals and is approximately 7 miles north west of the city centre.

## DESCRIPTION:

The subjects comprise of an end terraced industrial unit which is laid out to provide warehouse, office and yard accommodation.

The unit is of a steel portal frame construction with blockwork walls externally rendered to the lower sections with the upper sections being clad in profiled metal sheeting. The roof over is pitched and similarly clad incorporating a number of translucent roof panels.

Internally, within the warehouse the flooring is of a concrete design with the walls and ceilings to the inside face of blockwork and cladding. Artificial lighting is provided by a number of fluorescent strip fittings. The roller shutter door is approximately 3.56 metres wide by 4.25 metres high and the unit has an eaves height of 3.9 metres.

The offices are laid out to provide 3 private rooms along with male and female W.C.'s and a tea preparation area. The flooring throughout is concrete and is overlaid in either carpet or vinyl with the walls being part blockwork and plasterboard with a painted finish. Artificial lighting is provided by a number of Cat 2 light fittings with the ceiling being painted plasterboard.

## ACCOMMODATION:

The subjects provide the following accommodation:

Accommodation	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	227.45	2,448
Office	91.87	989
<b>Total</b>	<b>319.32</b>	<b>3,437</b>

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

## RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £28,500. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

## RENTAL:

A rental of £28,000 per annum exclusive of VAT is sought. As is standard practice this will be payable quarterly in advance with any medium to long term lease durations incorporating upward only rent review provisions.

## VAT:

All rents, prices, premiums etc., are quoted exclusive of VAT.



## ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of 'E'. Further information and a recommendation report is available to seriously interested parties on request.

## LEGAL COSTS:

As is standard practice the ingoing tenant will be responsible for Aberdeen City Councils Legal Costs associated with the transaction. Any LBTT and registration dues where applicable will be payable by the ingoing tenant.

## VIEWING:

For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors**  
35 Queens Road, Aberdeen, AB15 4ZN  
Publication Date: June 2019  
Contact: James Morrison/Alistair Nicol  
Email: [j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk)  
[Alistair.nicol@shepherd.co.uk](mailto:Alistair.nicol@shepherd.co.uk)  
Tel: 01224 202 800

