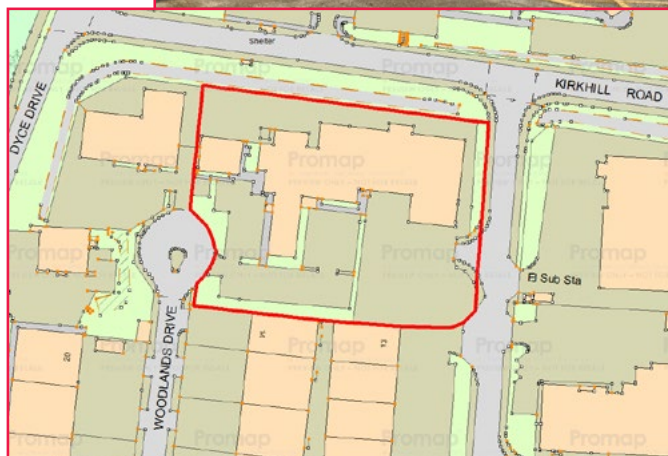


For Sale (Subject to Ground Lease)

Industrial Facility with Office Accommodation and Secure Yard

Sites 9 (part) and Site 9A Woodlands Drive, Dyce, Aberdeen, AB21 0GW

- ◆ 1,744 sq.m (18,777 sq ft) approx. on a site of 0.59 Hectares (1.472 acres) or thereby
- ◆ Secure concrete yard extending to approx. 11,550 sq ft.
- ◆ Located within a prime industrial location and in close proximity to Aberdeen International Airport
- ◆ Re-development potential



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Sites 9 (part) and Site 9A Woodlands Drive, Dyce, Aberdeen, AB21 0GW

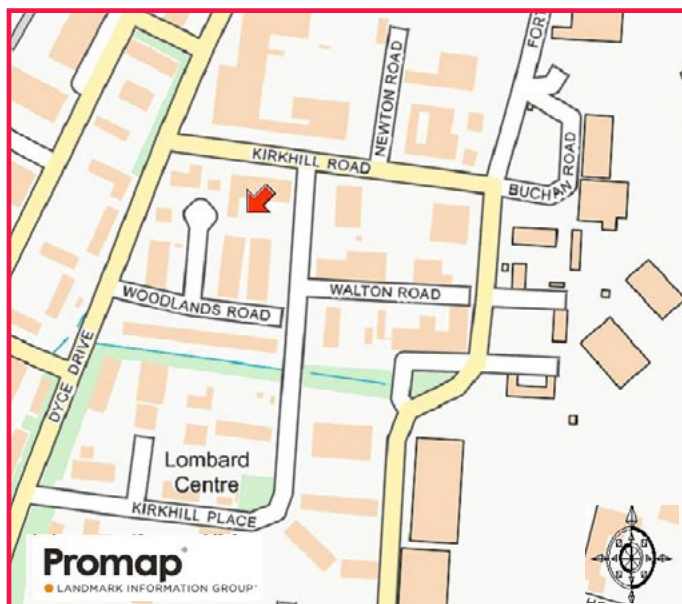


Location

The subjects are located within Kirkhill Industrial Estate, Dyce, one of Aberdeen's prime industrial estates, located on the east side of Dyce Drive. The property is located approximately seven miles north west of Aberdeen City Centre and is situated for easy access to the A96 and is in close proximity to Aberdeen International Airport.

The Aberdeen Western Peripheral Route (AWPR) due for completion in 2018 will further improve accessibility to the subject premises.

The exact location can be seen on the plan below:



Description

The site provides an industrial facility with additional office and lab accommodation, with dedicated car parking and a secure concrete yard.

The industrial element is of steel portal frame construction under a pitched roof with block work dado walls and insulated cladding above, off a painted concrete floor. The workshop benefits from high bay lighting, supplemented by natural light. Heating is by way of high bay electric radiant panels. The workshop has an eaves height of 4.73 metres. Within the workshop there is office accommodation arranged over two floors that overlook the workshop.

Building 2, which is connected with building 1, is of steel frame and concrete block construction, with panel cladding. Internally, the offices are generally cellular in nature and feature suspended ceilings with integral CAT2 lighting, painted plasterboard walls and carpet tile flooring. The offices benefit from gas central heating throughout. Within the office accommodation there is a clean lab to the rear.

Building 3 is a stand alone building of brickwork construction, which has been harled externally. Internally it is predominantly fitted out as a lab with associated welfare accommodation, of similar specification of building 2. There is no direct access between Buildings 1 & 2 and Building 3.

We believe that the subjects have redevelopment potential, subject to obtaining the necessary consents.

Floor Area

We calculate the approximate gross internal floor areas to be as follows:-

| Description | sq.m | sq.ft |
|-------------------------------|-----------------|---------------|
| Building 1 | | |
| Workshop | 659.72 | 7,101 |
| Offices | 517.46 | 5,570 |
| Concrete Yard | 1,073.00 | 11,550 |
| Building 2 | | |
| Lab | 233.39 | 2,512 |
| Offices | 208.77 | 2,247 |
| Building 3 | | |
| Lab | 125.09 | 1,346 |
| Total (excluding yard) | 1,744.43 | 18,777 |

The above areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Tenure

The property is held by way of a ground lease payable unit 5th March 2078 at a current passing rent of £38,999 per annum. The next rent review is due 5th March 2019.

Price

Offers are invited for the long leasehold interest in the site.

Rateable Value

The property forms part of a larger entity in the Valuation Roll and as such requires to be reassessed upon occupation.

Energy Performance Certificate

The subjects have an EPC Rating of F. Full documentation is available upon request.

VAT

All prices quoted in the Schedule are exclusive of VAT.

Entry

By arrangement, upon conclusion of legal formalities.

Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant/purchaser will be responsible for any Land & Buildings Transaction Tax and Registration Dues, if applicable.

Viewing and Offers

By prior arrangement with the sole selling agent, to whom all formal offers should be submitted in the Scottish Legal Form.

Contacts

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Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. May 2018.
- Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only. September 2018.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.