

TO LET

Detached Office

Arranged over two levels

Large Yard Area

**Parking For 12 Cars With Ability
To Increase**

**Floor Area – 527.7 SQM (5,679
SQFT)**

Rental – Upon Application

VIRTUAL TOUR 

**SITE 12, KIRKTON AVENUE, PITMEDDEN INDUSTRIAL
ESTATE, DYCE, AB21 0BF**

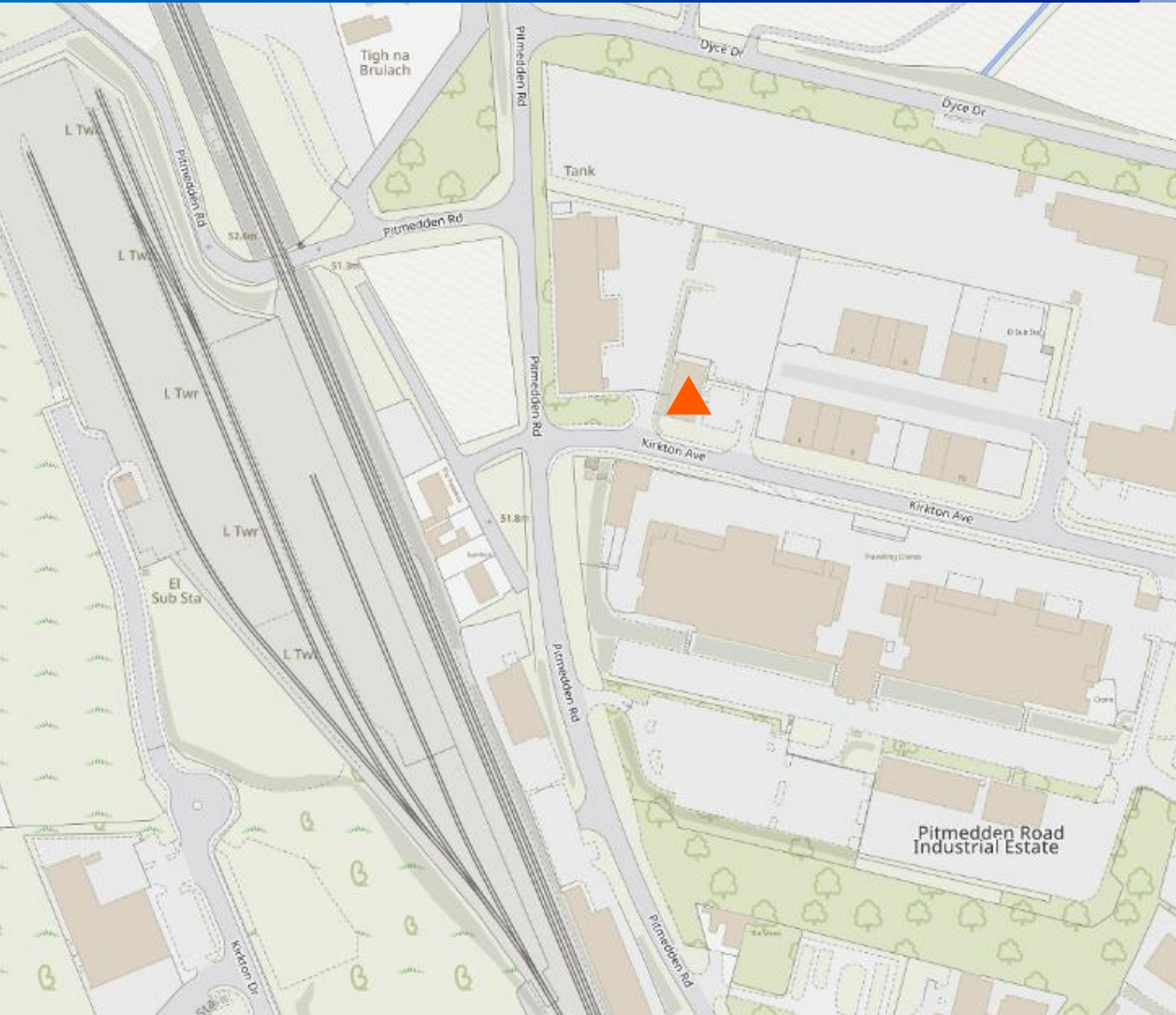
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Location

SITE 12, KIRKTON AVENUE, PITMEDDEN INDUSTRIAL ESTATE, DYCE, AB21 0BF



The subjects are situated within the Pitmedden Road Industrial Estate which is a popular industrial location within the Dyce area of the city. The Industrial Estate itself is situated to the west of Aberdeen International Airport and is approximately 7 miles North West of Aberdeen city centre.

The unit is located on Kirkton Avenue close to its junction with Pitmedden Road. The location is easily accessible from Victoria Street where good levels of local amenity can be found.

Situated Within A Popular Business Location



FIND ON GOOGLE MAPS



Description

SITE 12, KIRKTON AVENUE, PITMEDDEN
INDUSTRIAL ESTATE, DYCE, AB21 0BF



The subjects comprise of a detached office building along with parking and dedicated yard area. The building is of brickwork construction with a flat roof above. Natural light is provided via timber framed double glazed units.

Internally the subjects provide office accommodation arranged over two levels. The subjects benefit from raised floors which have been carpeted throughout and a suspended ceiling incorporating recessed fluorescent fittings. Heating is provided by electric panel heaters.

Separate w.c. facilities and kitchens can be found on both levels.

A tarmac yard area is provided adjacent to the office building accessed via a secure gate. This has been split to provide further car parking and a separate yard area.

Car Parking

The premises benefit from a dedicated car park to the front of the premises which provides space for 12 vehicles.



Floor Plans

SITE 12, KIRKTON AVENUE, PITMEDDEN
INDUSTRIAL ESTATE, DYCE, AB21 0BF



Ground Floor



First Floor



Floor Plans

SITE 12, KIRKTON AVENUE, PITMEDDEN
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Accommodation

	m ²	ft ²
Ground Floor	257.7	2,773
First Floor	270.0	2,906
Total	527.7	5,679

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Yard Area

The subjects benefit from a yard area extending to approximately 2,437 sqm (26,231 sqft).

Rental

Upon Application

Lease Term

The subjects are available on the basis of a new lease of negotiable duration.

Rateable Value

The subjects are entered into the valuation roll as part of a larger entry and will require to be reassessed upon occupation.

The ingoing tenant will have the opportunity to appeal the rateable value.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Energy Performance Certificate

The subjects currently have an EPC rating of "E"

Further information and a recommendations report are available to seriously interested parties upon request.

Get in Touch

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



Mark McQueen

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Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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