TO LET

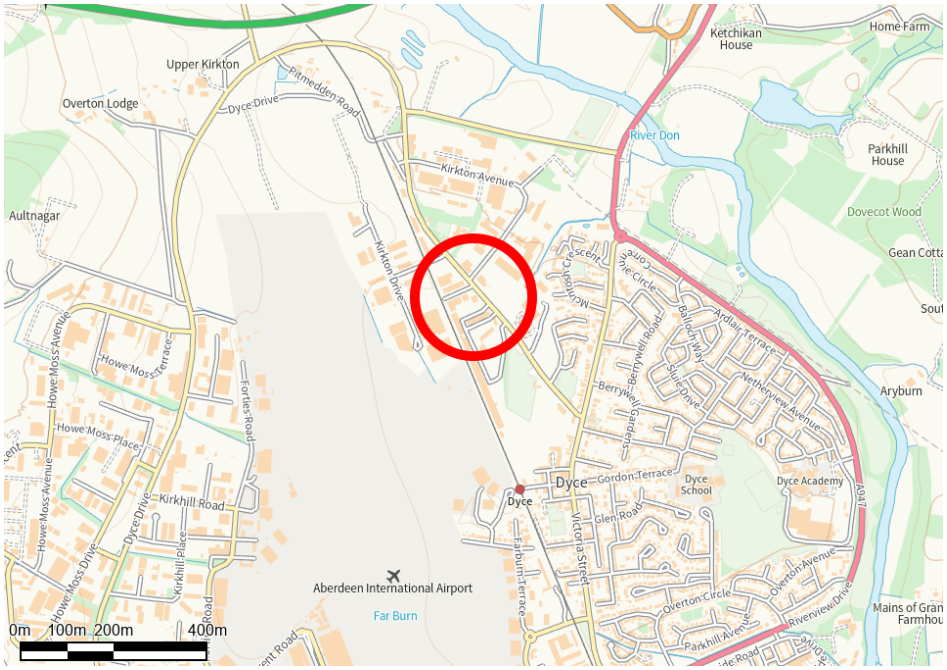
DETACHED INDUSTRIAL UNIT

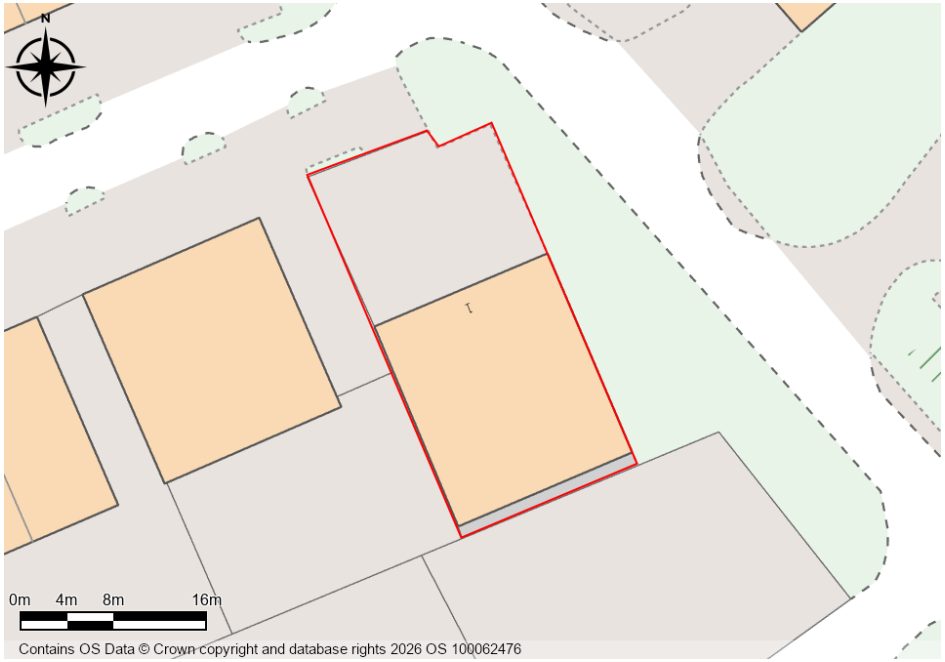
GRAHAM SIBBALD



Unit 1 Pitmedden Road, Dyce, Aberdeen, AB21 0DT

- Located within the Pitmedden Industrial Estate in Dyce
- Secure yard / car parking for up to 10 cars
- GIA — 510.9 sq.m (5,499 sq.ft)





LOCATION

The subjects are located within Pitmedden Industrial Estate, Dyce, which lies approximately 5 miles north-east of Aberdeen city centre. Pitmedden Industrial Estate is an established commercial area within Aberdeen and is situated to the east of Aberdeen International Airport and is in close proximity to the Heliport. The subjects are located on the west side of Pitmedden Road close to the junction with Kirkton Avenue with excellent access to the main road network, airport and railway station at Dyce and as a result is one of the prime industrial locations within the City.

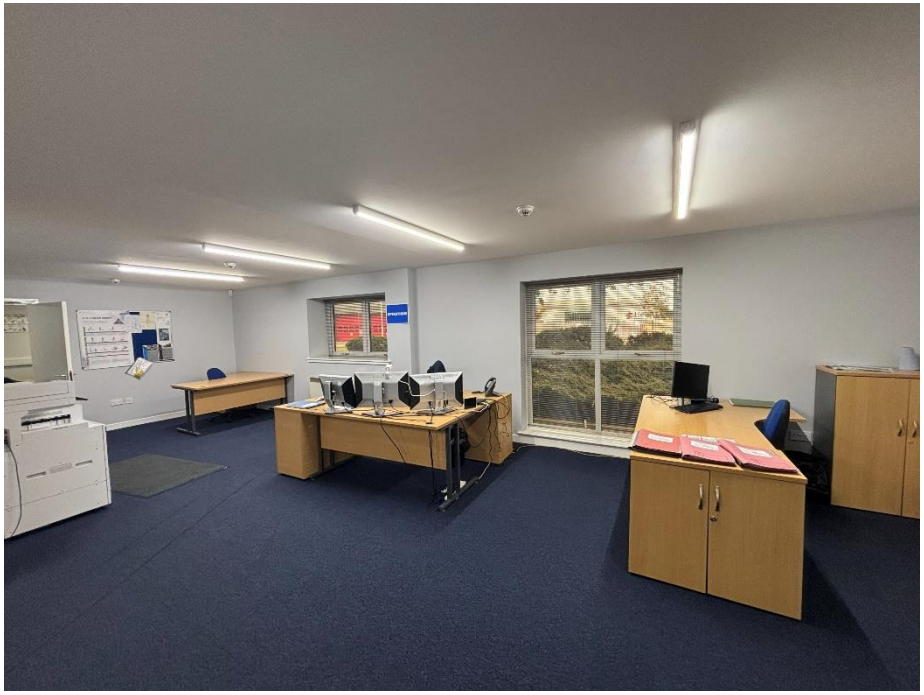
Nearby occupiers include Schlumberger, Hellmann Worldwide, HNV Helicopters and Control Cutter.

DESCRIPTION

The subjects comprises a detached warehouse with office accommodation and a secure yard / car park to the front providing 10 car parking spaces.

The unit is steel portal frame construction above a pitched profile metal sheet roof with integrated translucent roof panels. Internally, the eaves height is c. 5.0 metres, LED lighting and a gas hot air blower. There is a mezzanine accessed by an internal metal staircase. The offices provide; a reception, larger open plan office, two separate office/meeting rooms, kitchen and toilets. The offices are generally in good decorative order with carpeted floors, LED lighting and electric heating throughout.





ACCOMMODATION

The subjects have been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	SQ. M	SQ. FT
Warehouse	288.1	3,101
Office	181.2	1,950
Mezzanine	41.6	448
TOTAL	**510.9**	**5,499**

RENT

£42,500 per annum exc.

LEASE TERMS

The property is offered on a Full Repairing and Insuring lease for a period to be negotiated.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows: Rateable Value - £35,250. The Uniform Business Rate for the year 2026 / 2027 is 48.1p in the £.

EPC

The unit has an EPC rating of 'A'. Full documentation can be provided upon request.

VAT

All figures quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner



To arrange a viewing please contact:



CHRIS ION
Divisional Director
chris.ion@g-s.co.uk
07717 425 298



MOLLY PEETERS
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published: September 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.