TO LET

INDUSTRIAL UNIT WITH YARD

GRAHAM SIBBALD



Unit 1, 6 Wellheads Road, Dyce, Aberdeen, AB21 7HG

- Detached Industrial Unit
- Yard and car parking extends to 1,277.39 sq.m (13,750 sq.ft)
- GIA: 1,052.2 sq.m (11,326 sq.ft)





LOCATION

The property is located on Wellheads Road on the south side of Dyce. Dyce is located approx. 6 miles north of Aberdeen City Centre. The property benefits from being in close proximity of Aberdeen Internation Airport and the Aberdeen Western Peripheral Route (AWPR).

Nearby occupiers include: Baker Hughes, Zenith Oilfield Technology Limited and Plexus Ocean Systems,

DESCRIPTION

The property comprises a good self contained single-storey Industrial warehouse of steel portal frame construction, with concrete block dado walls, harled externally and clad above with PVC-coated metal sheeting. The workshop benefits from an eaves height of approximately 6 metres, two roller shutter doors, translucent roof panels and LED lighting, making it suitable for a range of industrial and storage uses. To the front of the warehouse is a single-storey office block of concrete block construction, harled externally and incorporating a flat mineral felt-covered roof.

Externally, the property benefits from a substantial, mixed tarmac and concrete yard, extending to just under 10,000 sq.ft. A car park to the front of the property accommodates approximately 16 vehicles.

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	728.72	7,844
Office / Welfare	323.48	3,482
TOTAL	1,052.2	11,326
Yard	880.21	9,475



RENT

£90,000 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 - £87,500. The Uniform Business Rate for the year 2026 / 2027 is 53.3p in the £ (46,637.50 payable per annum).

EPC

The property has an EPC rating 'B'.

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:



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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.
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5. A list of Partners can be obtained from any of our offices. Date published: October 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.