TO LET

HIGH QUALITY INDUSTRIAL UNITS



WELLHEADS CRESCENT
TRADING ESTATE

DYCE, ABERDEEN, AB21 7GA

FLEXIBLE TERMS

INCENTIVES AVAILABLE


6
5






10

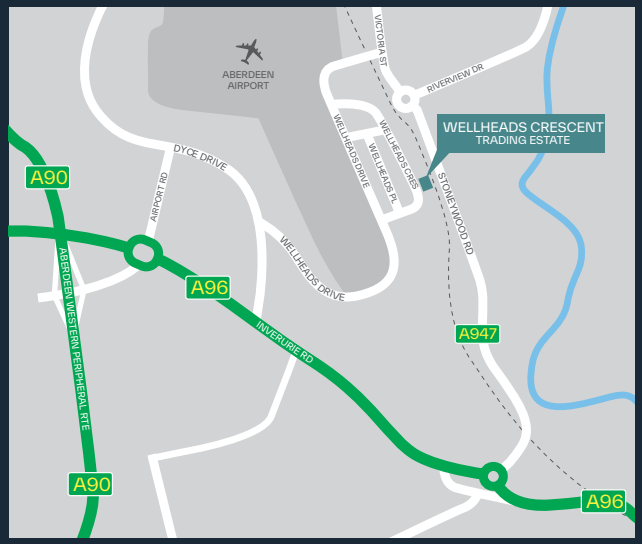












LOCATION

Dyce is one of Aberdeen's foremost industrial areas situated some 7 miles north of Aberdeen city centre. The Estate benefits from close proximity to Aberdeen International Airport, the Western Peripheral Road and beyond to the (A96) Aberdeen – Inverness trunk road which connects to the ring road system and other areas within Aberdeen city.

These units form part of Wellheads Crescent Trading Estate, a small industrial development situated on the east side of Wellheads Crescent close to its junction with Wellheads Drive. Neighbouring occupiers, amongst others include RWG, Babcock, Forsyths and Prosafe.

DESCRIPTION

+ Mid-terraced industrial units
+ Steel frame construction with concrete block and profiled metal clad walls
+ Office and welfare facilities
+ Exclusive car parking and communal forecourt

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT	M²	FT²	EPC
4	318.37	3,427	E-72
11	227.89	2,453	C-36

ENERGY PERFORMANCE RATING

EPC's are available on request.

LEASE TERMS

The units are available on new full repairing and insuring leases.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

BUSINESS RATES

UNIT	RATEABLE VALUE
4	£26,500
11	£15,250

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT.



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