TO LET

WELLHEADS TERRACE

DYCE, ABERDEEN, AB21 7GF



UNITS A-D
FROM 24,082 TO 108,828 SQ FT

Knight Frank

Ryden

FULLY REFURBISHED INDUSTRIAL UNITS, READY FOR **IMMEDIATE OCCUPATION**, WITHIN ABERDEEN'S PREMIER **INDUSTRIAL LOCATION**.

THE UNITS ARE AVAILABLE AS A WHOLE OR IN PART.

Situated within Wellheads Industrial Estate, Wellheads Terrace is ideally located within one of Aberdeen's most established industrial estate benefitting from excellent transport links including close proximity to Aberdeen International Airport. The estate consists of four exceptionally refurbished industrial units extending to a total of 108,828 sq ft.

The units have each been refurbished to provide clean industrial accommodation with appropriate welfare provision and associated concrete yard accommodation. The units are currently configured to provide three separate units, Units A, B and C & D. Various configurations can be offered dependent on specific occupier requirements.



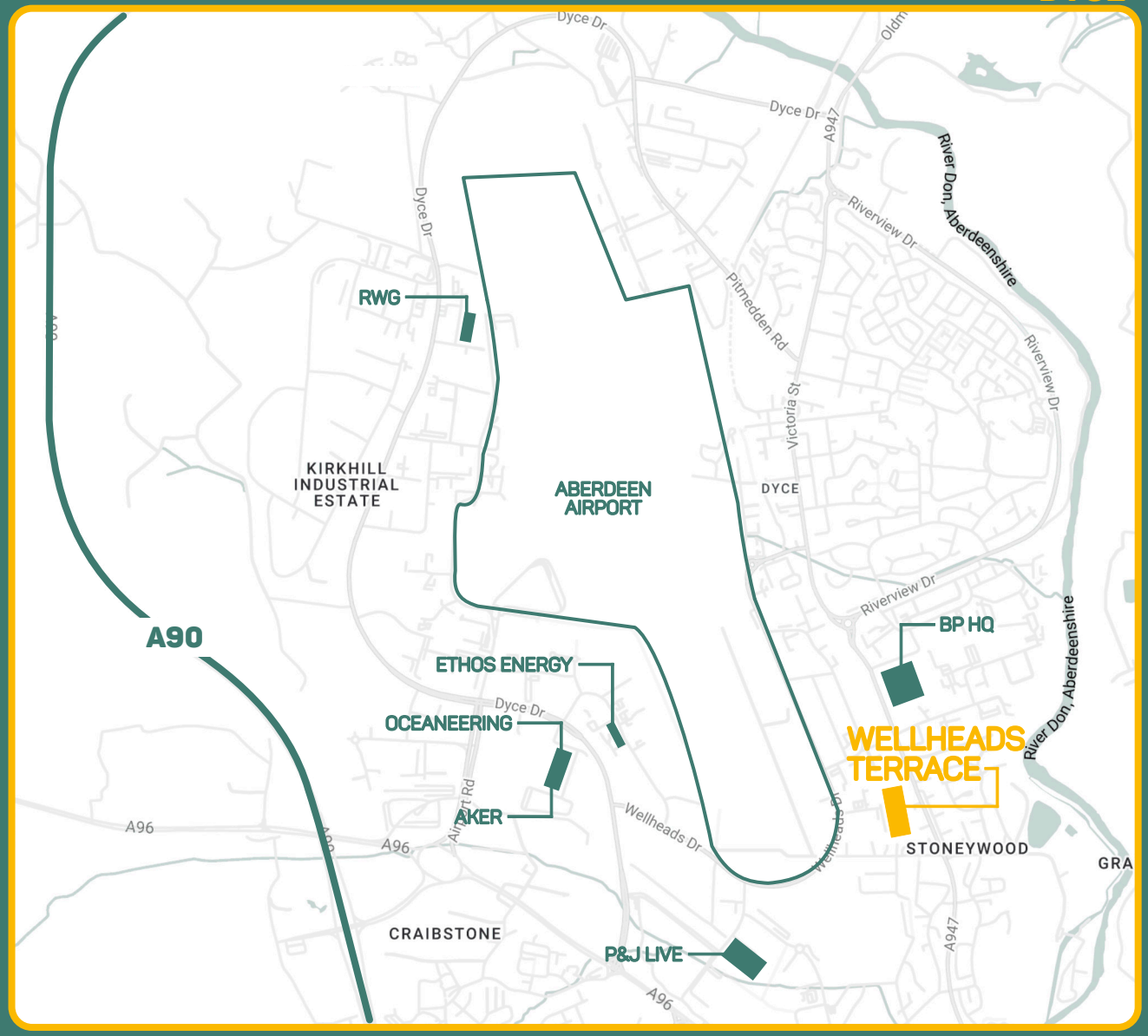
WELLHEADS TERRACE

DISTANCE/TIME TO:		
ABERDEEN AIRPORT:	1.4 MILES	4 MINS
A90:	2.1 MILES	6 MINS
WESTHILL:	6.5 MILES	13 MINS
BRIDGE OF DON:	7.3 MILES	16 MINS
ABERDEEN HARBOUR:	7.3 MILES	22 MINS
ALTENS:	17 MILES	25 MINS
EDINBURGH:	130 MILES	2H30
GLASGOW:	149 MILES	2H45

GREATER ABERDEEN/ABERDEENSHIRE



DYCE



WELLHEADS TERRACE

- Extensively Refurbished
- Upgraded Office And Welfare Accommodation
- Newly Painted Cladding
- Eaves Height Of 7.4m
- 6 Electric Roller Shutter Doors
- LED Lighting Throughout
- Significant Power Available To Site
- Gas Connection To Each Unit
- Secure Concrete Yard
- Available Individually Or In Combination

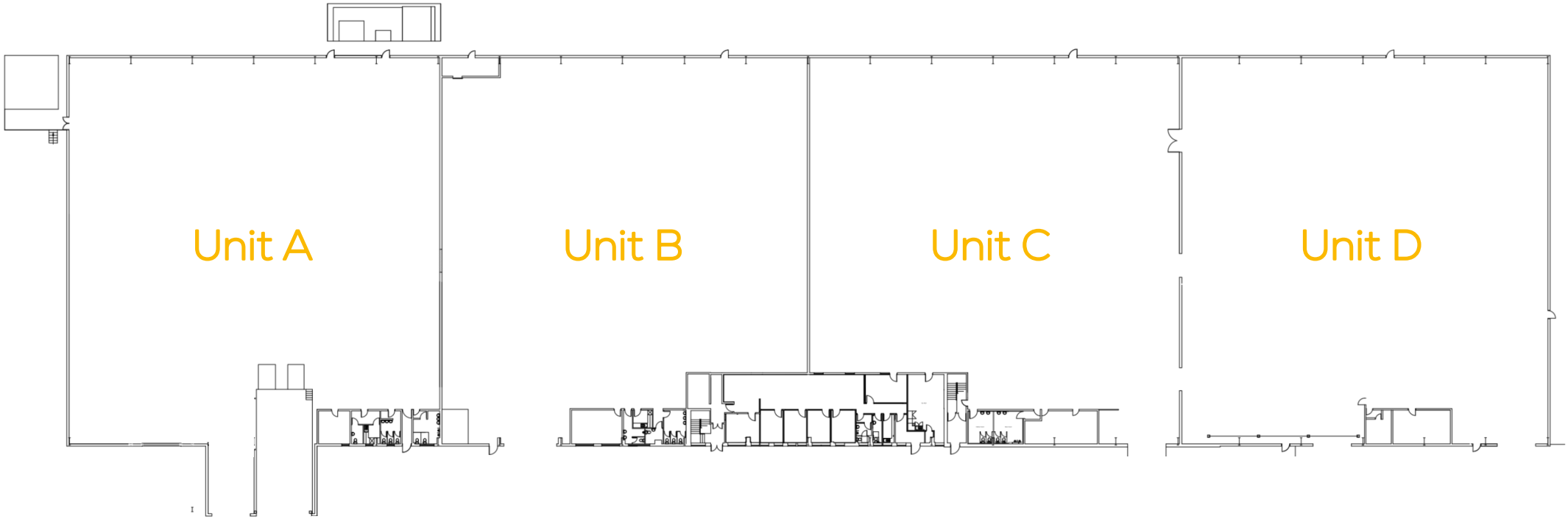
UPGRADED OFFICES





FULLY REFURBISHED UNITS





UNIT A		
DESCRIPTION	SQ M	SQ FT
WAREHOUSE	2467.15	26,556
OFFICE & WELFARE	67.54	727
TOTAL	**2,534.70**	**27,283**

UNIT B		
DESCRIPTION	SQ M	SQ FT
WAREHOUSE	2136.69	22,999
OFFICE & WELFARE	100.61	1,083
TOTAL	**2,237.30**	**24,082**

UNIT C		
DESCRIPTION	SQ M	SQ FT
WAREHOUSE	2,216.59	23,859
OFFICE & WELFARE	329.50	3,547
MEZZANINE	406.25	4,373
TOTAL	**2,952.35**	**31,779**

UNIT D		
DESCRIPTION	SQ M	SQ FT
WAREHOUSE	2,324.23	25,018
OFFICE & WELFARE	61.92	666
TOTAL	**2,386.15**	**25,684**

WELLHEADS TERRACE

Lease Terms

The units are available on Full Repairing and Insuring lease terms.

Rent

Upon application

Rateable Value

Unit A: £181,000

Unit B: £123,000

Units C & D: £345,000

Legal Costs

Each party will bear their own legal costs. Any ingoing tenant will be responsible for any Land and Buildings Transaction Tax and registration dues, if applicable.

Energy Performance Rating

Each of the units have an EPC rating of A.

VAT

All prices quoted on the schedule are exclusive of VAT.

Entry

Immediately upon the conclusion of legal missives.

Anti Money Laundering

Any potential occupier will be required to provide the usual counter party due diligence information to satisfy Anti Money Laundering requirements at the point of Heads of Terms being agreed.







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Viewings and Offers

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in Scottish legal form.

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