Ryden

TO LET

HARDCORE SECURE STORAGE YARDS

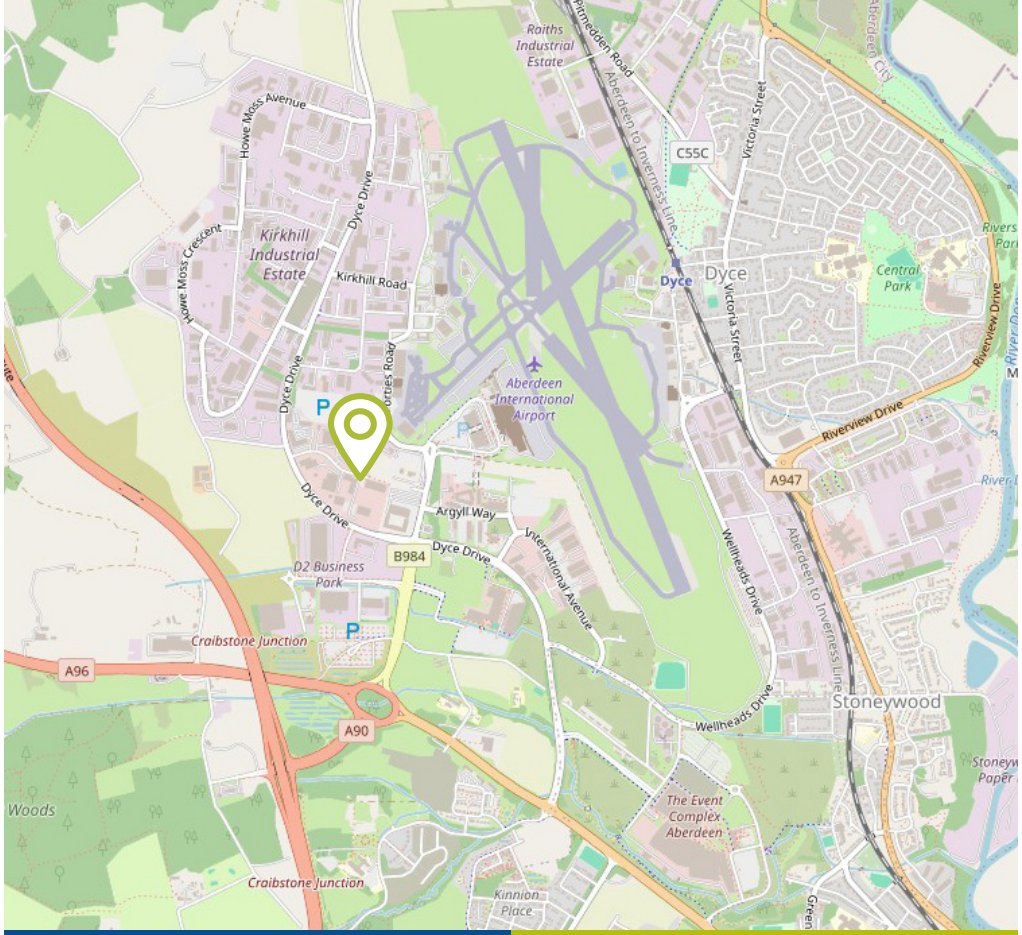
TOTAL SITE AREA: 6,191 SQ M (66,639 SQ FT)



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KIRKHILL COMMERCIAL PARK
DYCE AVENUE
DYCE, ABERDEEN
AB21 0LQ

- EXCELLENT CONNECTIVITY TO ABERDEEN INTERNATIONAL AIRPORT AND AWPR
- AVAILABLE AS A WHOLE OR INDIVIDUALLY
- AVAILABLE IMMEDIATELY



THE SUBJECTS ARE LOCATED IN KIRKHILL COMMERCIAL PARK, DYCE - ONE OF ABERDEEN'S PREMIER BUSINESS PARKS

LOCATION

The subjects are located in Kirkhill Commercial Park, Dyce - one of Aberdeen's premier business parks.

By virtue of its location, the park benefits from excellent connectivity with Aberdeen International Airport and direct access on to Dyce Drive, which leads onto the A96 and the Aberdeen Western Peripheral Route (AWPR).

Surrounding occupiers include; Expro, Trac Oil and Gas, Survivex, Bristow, CHC, Babcock Offshore and Rentair.

DESCRIPTION

The subjects comprise of 4 individual hardcore surfaced yards with access via steel double entry gates.

The yards can be leased as a whole or in part.

ACCOMMODATION

The site has been measured using online mapping software and provides the following accommodation:

DESCRIPTION	SQ M	SQ FT
PLOT 1	1,433	15,425
PLOT 2	1,224	13,175
PLOT 3	1,859	20,010
PLOT 4	1,675	18,029
TOTAL SITE AREA	6,191	66,639

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

RENTAL

£1.50 per sq ft, exclusive of VAT.

RATEABLE VALUE

The subjects are not currently entered in the Valuation Roll and will require to be re-assessed upon occupation.

ENTRY

Immediately, upon conclusion of missives.

VAT

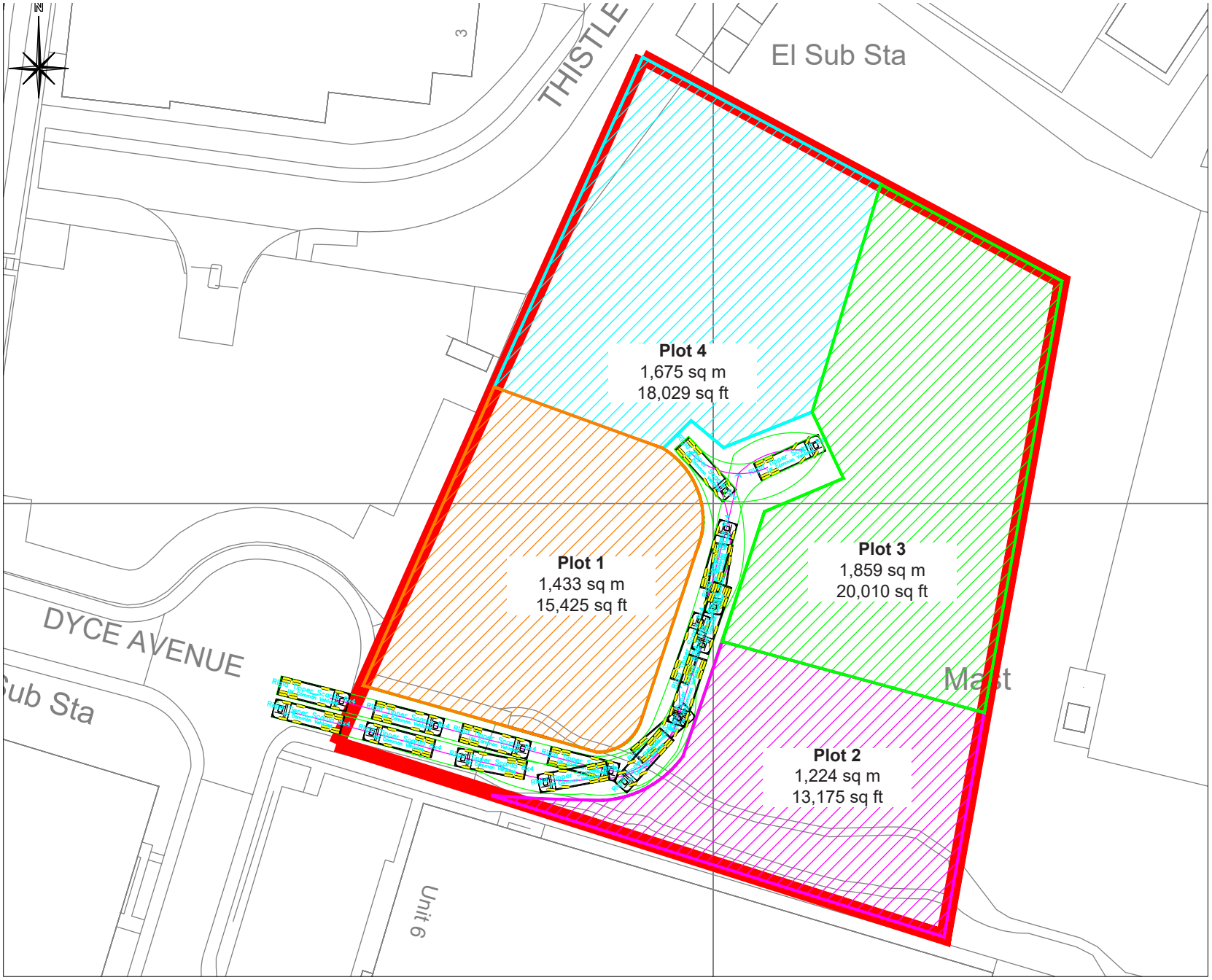
All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

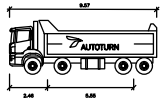
ANTI-MONEY LAUNDERING (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.



verification. Figured dimensions only are to be taken from this drawing.

2. This drawing is to be read in conjunction with all relevant Engineers' and Service Engineers' drawings and specifications. This drawing is copyright.



Rigid Tipper Scania 8x4

meters

Width : 2.55
Track : 2.49
Lock to Lock Time 0
Steering Angle : 31.6

Rev	Date	Description	Ckd	By
A	16/04/26	Amended areas	TC	MC
A	25/03/26	Amended 7m access and boundary	TC	MC

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Client

The Hub (NW) Ltd.

Project

Dyce Avenue
Aberdeen

Title

Site Layout
Tracking

Drawing Status

Job No. 16-2043

Drawn	Checked	Scale at A3	Date	Issue Date
MC	TC	1:500	19/03/26	-

Drawing No. 101 B

TO LET

HARDCORE SECURE STORAGE YARDS



KIRKHILL COMMERCIAL PARK DYCE AVENUE DYCE, ABERDEEN AB21 0LQ

GET IN TOUCH

Please get in touch with our letting agent for more details.

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