

# Ryden

## TO LET

**END TERRACE INDUSTRIAL UNIT WITH  
ANCILLARY OFFICE & SECURE YARD**  
1,183 SQ M (12,739 SQ FT)



**UNIT 5, ASHLEY BASE  
PITMEDDEN ROAD  
DYCE  
ABERDEEN  
AB21 0DP**

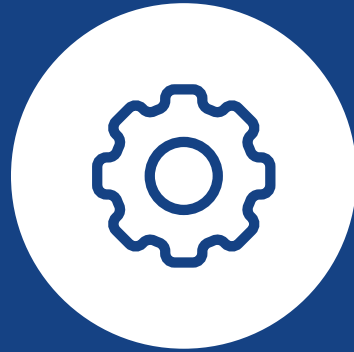
**10-TONNE OVERHEAD  
CRANE**

**CLOSE PROXIMITY TO  
ABERDEEN INTERNATIONAL  
AIRPORT & AWPR**

**AVAILABLE IMMEDIATELY**



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## LOCATION

Ashley Base is located on the south-west of Pitmedden Road, within the popular Pitmedden Industrial Estate within Dyce. Dyce is widely regarded as one of Aberdeen's premier commercial locations and lies approximately 6 miles north west of Aberdeen City Centre.

Ashley Base benefits from being a close proximity away from two of the major junctions onto the Aberdeen Western Peripheral Route (AWPR).

Neighbouring occupiers include; Altrad, Helix Well Ops, SLB, Siemens, Pentagon Freight, NHV, OEG, J&S Subsea, Grampian Packaging and Rig Quip.

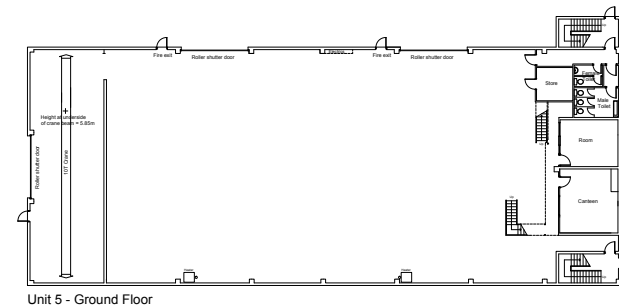
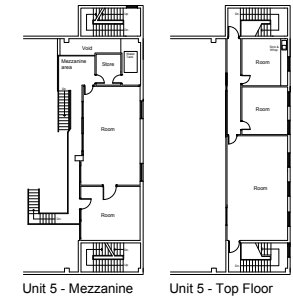




Previous tenant fittings to be removed



Indicative illustration of the post-refurbished office



## DESCRIPTION

The subjects comprise a modern detached industrial unit with a secure yard to the front of the property. The property is of steel portal frame construction and benefits from office accommodation and staff welfare set over three levels. The property benefits from the following specification:

- 8.25 metre eaves height
- 10 metre apex height
- 10 tonne overhead crane
- 5.85m clearance to underside of crane
- Three electric roller shutter doors
- Staff welfare in the workshop
- High bay lighting
- Two storey office accommodation
- Secure concrete yard

## ACCOMMODATION

The subjects have the following approximate areas:-

| DESCRIPTION              | SQ M     | SQ FT  |
|--------------------------|----------|--------|
| WAREHOUSE                | 871.98   | 9,386  |
| WAREHOUSE OFFICE/WELFARE | 96.09    | 1,034  |
| FIRST FLOOR OFFICE       | 102.53   | 1,104  |
| SECOND FLOOR OFFICE      | 112.85   | 1,025  |
| TOTAL                    | 1,183.45 | 12,739 |

The property benefits from a secure concrete yard extending to approximately 1,695 sq m (18,250 sq ft)

## RENT

£125,000 per annum exclusive.

## LEASE TERMS

The property is available on the basis of a new full repairing and insuring lease.

## RATEABLE VALUE

The property is entered into the Valuation Roll with a RV of £86,500 effective from 01-APR-26. Rates payable = £46,278 per annum.

## SERVICE CHARGE

There will be a service charge payable to contribute to the wider maintenance and upkeep of the estate. Further information on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of B(27). Further information available on request.

## ENTRY

Immediate upon conclusion of legal missives.

## ANTI-MONEY LAUNDERING (AML)

The Money Laundering, Terrorist Finance 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 undertaking 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 agents to meet their respective obligations under the Regulations.

## VIEWING & OFFERS

For further information or viewing please contact the joint lettings agents.

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DYCE  
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# GET IN TOUCH

Please get in touch with our joint letting agents for more details.

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# Ryden

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Real Estate

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