TO LET / MAY SELL

INDUSTRIAL UNIT WITH OFFICES & YARD

- Gross internal area 725.76sqm / 7,812sqft
- Car parking to the front of the units
- Yard area at the rear of the units
- Rental - £45,000pa
- Price – offers invited

WHAT 3 WORDS

UNITS 3-4 AIRWAYS INDUSTRIAL ESTATE, PITMEDDEN ROAD, DYCE, ABERDEEN AB21 0DT

CONTACT: James Morrison | james.morrison@shepherd.co.uk | 01224 202 836 | **shepherd.co.uk**
James Cavanagh | james.cavanagh@shepherd.co.uk | 01224 202 800

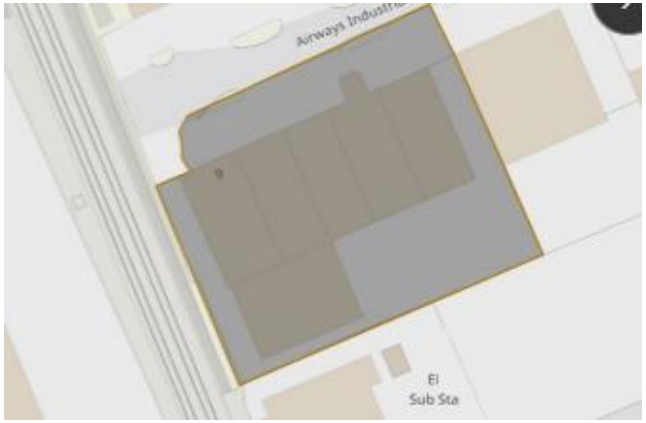
SHEPHERD COMMERCIAL

Location

UNITS 3-4 AIRWAYS INDUSTRIAL ESTATE, PITMEDDEN ROAD, DYCE, ABERDEEN AB21 0DT

The subjects are located within Airways Industrial Estate, which forms part of the Pitmedden Road Industrial Estate within Dyce, a popular suburb of Aberdeen.

The surrounding area is industrial/commercial in nature consistent with the location. Other commercial occupiers within close proximity include a range of local and national/international occupiers many of whom are involved within the oil and gas industry.



Industrial unit with offices and yard

FIND ON GOOGLE MAPS

Description

UNITS 3-4 AIRWAYS INDUSTRIAL ESTATE, PITMEDDEN ROAD, DYCE, ABERDEEN AB21 0DT

The subjects comprise of a two semi-detached industrial buildings which have been combined to form a single unit and provide a mixture of office and industrial accommodation and benefiting from external car parking and rear yard space.

The buildings are of steel portal frame construction with blockwork to circa 2M and metal cladding thereafter. The roofs over are pitched and laid in profiled metal sheeting incorporating translucent roof panels.

Ground floor: Modern double-height entrance with interconnected office frontage. Includes two small offices, two large offices, a canteen, and four upgraded WCs.

Workshop (rear):

Unit 3: Open workshop with 5.2m eaves height, LED lighting.

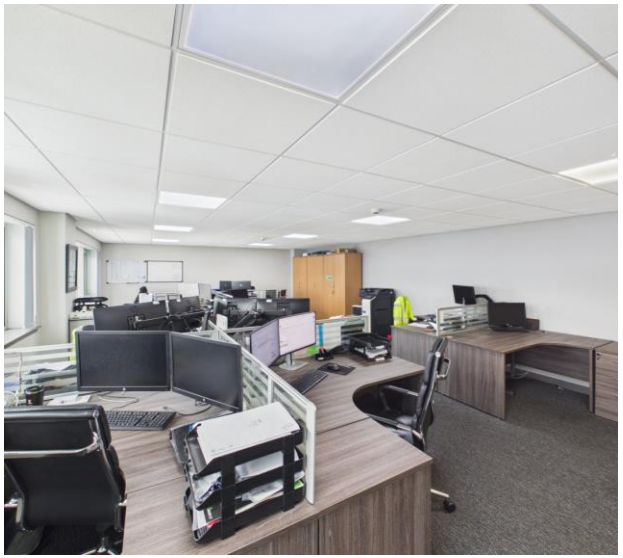
Unit 4: Workshop with mezzanine creating clean workshop space (used for engineering), small loading bay, and R&D office space.

First floor: Reception, boardroom, private office, and open-plan office with good natural light. Mezzanine space in Unit 4 adds a training room, office, and storage.

Access to the rear yard is via a shared access road with a canopy over.

Photos

UNITS 3-4 AIRWAYS INDUSTRIAL ESTATE, PITMEDDEN ROAD, DYCE, ABERDEEN AB21 0DT



The Detail

Accommodation

The subjects have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6th Edition:

Unit 3 & 4	m²	Ft²
GF Offices	119.84	1,254
1st Floor Offices	194.96	2,040
Workshop	174.31	1,824
Clean Workshop	169.82	1,777
Mezz stores	87.63	917
TOTAL	746.57	7,812

Price

Offers are invited for our clients interest in the property.

Rent

£45,000pa. As is standard practice this will be payable quarterly in advance. Any medium to long term lease durations will be subject to upward only rent review provisions.

Rateable Value

The subjects currently form part of a larger entry in the valuation roll.

An application has been made for the new entry and an estimated Rateable Value can be provided upon request.

Energy Performance Certificate

The subject have the following EPC Ratings:

Unit 3 – 4 : D

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

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

The ingoing occupier will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

James Morrison
james.morrison@shepherd.co.uk

James Cavanagh
james.cavangh@shepherd.co.uk

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
t: 01224 202800

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE INSERT DATE July 2026

SHEPHERD COMMERCIAL