

Lot 18, Unit 3, Dyce Industrial Park, Wellheads Way, Aberdeen,
Aberdeenshire AB21 7GD

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



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Property Information

Heritable Airport Industrial Investment

- Let to Applus UK Limited
- Comprises a Warehouse unit and Office
- Adjacent to Aberdeen Airport
- Approximately 2293 sqm (24,683 sq ft)
- Approximate Site Area of 0.55 Hectares (1.36 Acres)
- Approximate Site coverage of 42%
- Secure Site with 45 Car Parking spaces

Lot

18

Auction

16th February 2023

Rent

£195,000 per Annum Exclusive

Status

Available

Sector

Industrial/Warehouse

Auction Venue

Live Streamed Auction

Location

Miles

5 miles north-west of Aberdeen City Centre, 58 miles north-east of Dundee

Roads

A90, A96

Rail

Dyce Railway station, Aberdeen Railway station

Air

Aberdeen International Airport

Situation

The property is situated on Dyce Industrial Park which is some 5 miles North-West of Aberdeen City centre and immediately to the east of Aberdeen airport. The property is situated on the North side of Wellheads Way at its junction with Wellheads Drive. Nearby occupiers include Wood Group PSN, Unity Well Integrity UK and Clear Well energy.

Tenure

Heritable.

EPC

D

Description

The property comprises a Industrial unit with an attached single storey office building. The Industrial building benefits from an eaves height of approximately 3.5m (12 ft) and from a regular and level secure site with an area of 0.55 Hectares (1.36 acres) and with a site coverage of approximately 42% and some 45 car parking spaces.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground Ground	Warehouse Office	1,547.70 745.50	(16,659) (8,024)	APPLUS UK LTD (CRN SC236136) (1)	Five years until 31/05/2025	£195,000	31/05/2025
Total Approximate Floor Area		2,293.20	(24,683) (2)			£195,000	

(1) Applus UK Ltd (SC236136) was incorporated on 30th August 2002 and has over 25,000 employees worldwide across 70 countries, Applus+ operates from 18 locations throughout the UK with 420 employees supporting sectors including oil and gas, petrochemical, power generation, utilities, nuclear, renewables and aviation (www.applus.com). For the year ending 31st December 2020 Applus UK LTD (SC236136) reported a turnover of £34,249,351, Pre tax profits of negative £336,625 and net worth of negative £4,477,870. (Source: Northrow company report 23/02/2023)

(2) The Floor Areas stated above are those published by the Scottish Assessors at www.saa.gov.uk

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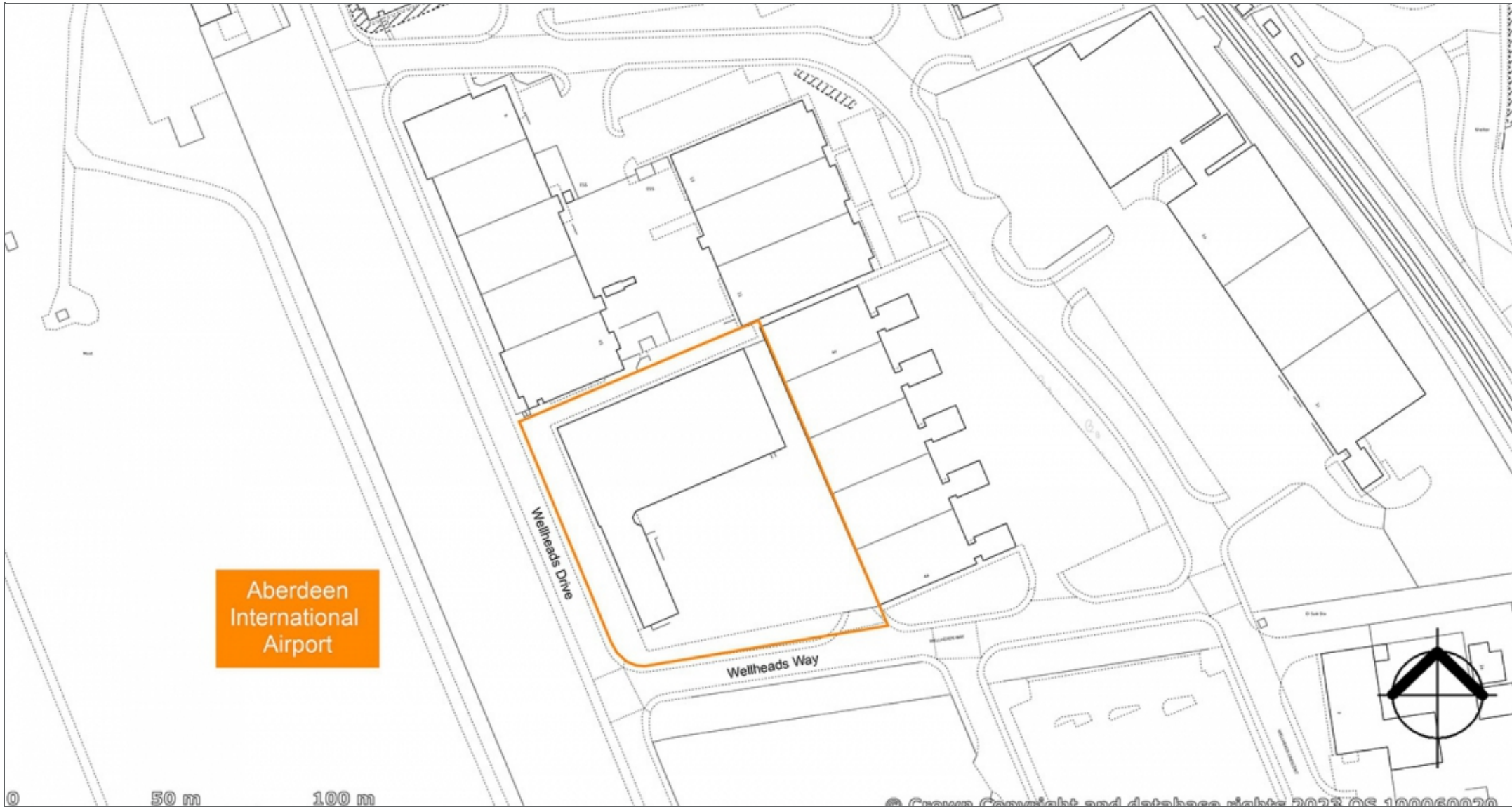
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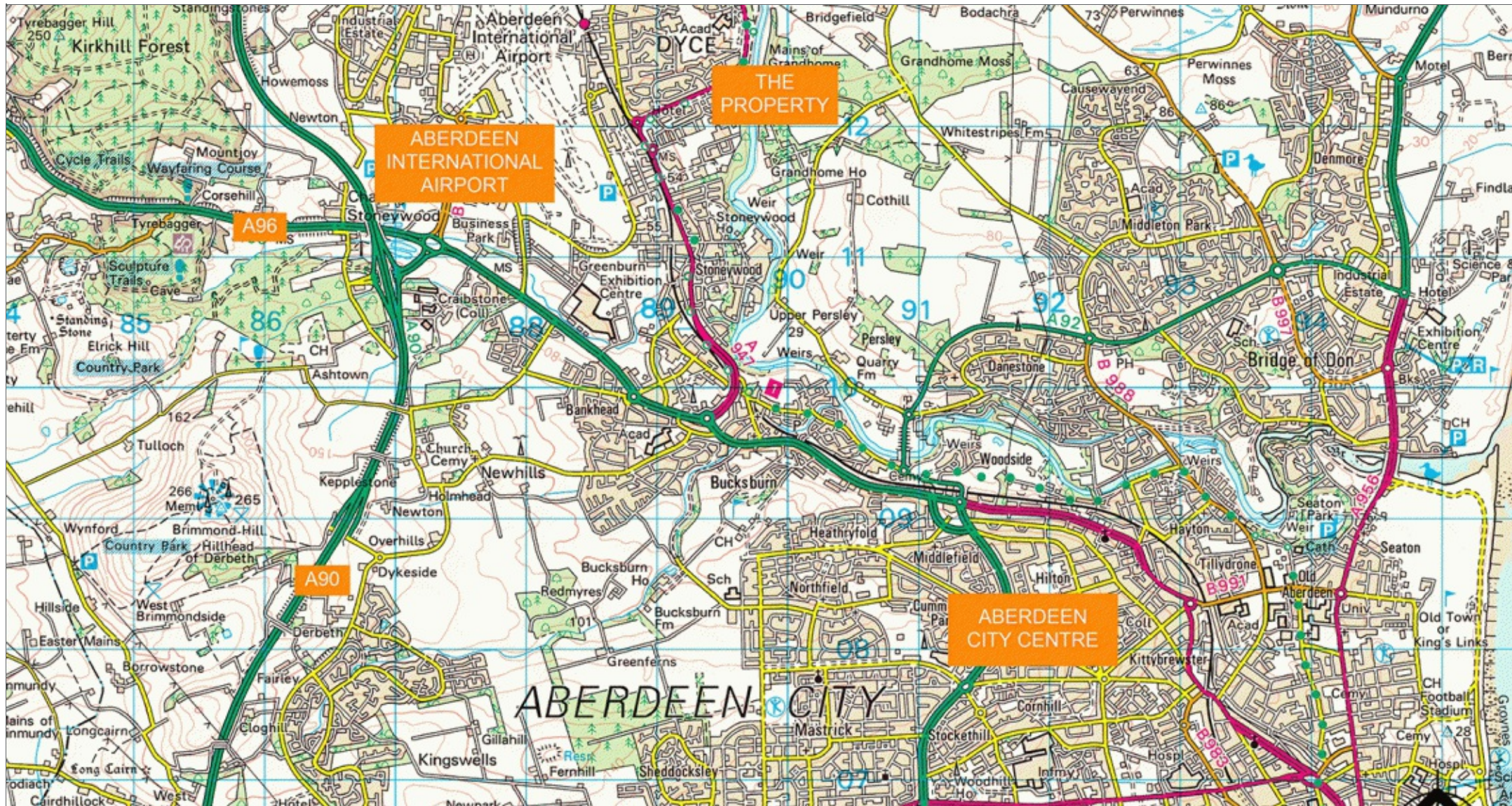
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September 2020