

Lot 24

Vacant

Wellheads Crescent, Dyce, Aberdeen, AB21 7GD

Prominent Heritable Office with Development Potential (1)



Key Details

- Prominent office building of over 19,000 sq ft
- Located adjacent to Aberdeen Airport
- Includes Car parking and a yard area
- Total site area 1.70 acres (0.687 hectares)
- Redevelopment or refurbishment opportunity (1)

Location

Miles: 7 miles north of Aberdeen city centre
Roads: A96,
AWPR - Aberdeen Western Peripheral Road
Rail: Aberdeen Railway Station
Air: Aberdeen Airport

Situation

The property is situated in prominent location on the corner of Wellheads Drive and Wellheads Crescent in Dyce adjacent to the eastern apron of Aberdeen airport and opposite the long stay car park. The site is within half a mile of the airport link to the AWPR. The immediate area comprises a mix of office, industrial, trade counter and airport related uses. Nearby occupiers include AMT Intercargo, Dril-Quip, Vector Supplies, Prosafe and LV Shipping and Transport. Furthermore the property is located 0.5 mile from the World Class Conference & Exhibition Space of over 48,000 sq m. (www.pandjlive.com)

Description

The property comprises a two storey detached office building formed of two wings. The office is predominantly open plan with a large double height reception area, open staircase to first floor and passenger lift. The property benefits from raised floors throughout. There is on-site car parking.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at www.acuitus.o.uk

Tenancy and accommodation

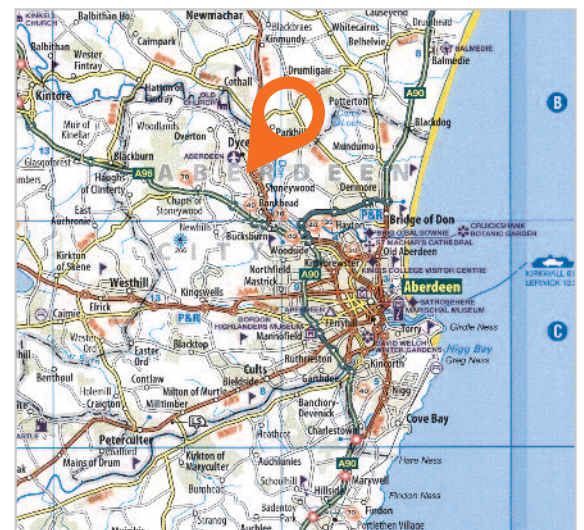
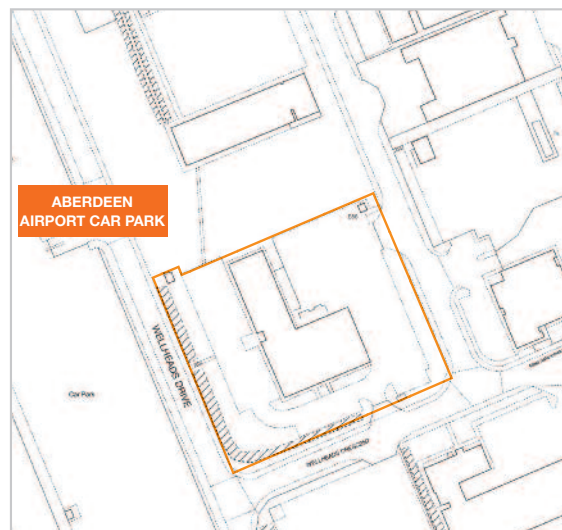
Accommodation	Floor Areas (Approx)	Possession
Ground and First Floor	1,786.80 sq m	(19,233 sq ft)
Total	1,786.80 sq m	(19,233 sq ft)

Viewings

Please contact Mhairi Archibald (0771 8899341)

Planning

(1) The property may benefit from redevelopment, subject to all the necessary consents and permissions. Interested parties are referred to Aberdeen City Council www.aberdeencity.gov.uk



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Acuitus
Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459318
Peter.mayo@acuitus.co.uk

Seller's Solicitors: Holmes MacKillop
Kevin Thompson
+44 (0)141 226 4942
kthompson@homack.co.uk