

Lot 30

Vacant

Sites 9 (part) / Site 9A Woodlands Drive, Dyce, Aberdeen, AB21 0GW

Vacant Industrial and Office Property on 1.47 acres



Key Details

- Industrial Facility with Office Accommodation and Secure Yard
- Located within a prime industrial location
- Close proximity to Aberdeen International Airport
- Total site of 0.59 Hectares (1.472 acres) or thereby
- Secure concrete yard extending to approx. 11,550 sq ft.
- Re-development potential (subject to planning and head landlord consent)

Location

Miles: 7 miles north of Aberdeen city centre

Roads: A96,
AWPR - Aberdeen Western Peripheral Road

Rail: Aberdeen Railway Station

Air: Aberdeen International Airport

Situation

The Property is located within Kirkhill Industrial Estate, Dyce, one of Aberdeen's prime industrial estates, located on the east side of Dyce Drive. The property is located approximately seven miles north west of Aberdeen City Centre and is situated for easy access to the A96, the Aberdeen Western Peripheral Route and is in close proximity to Aberdeen International Airport.

Description

The site provides an industrial facility with additional office and laboratory accommodation, with dedicated car parking and a secure concrete yard. The industrial element is of steel portal frame construction under a pitched roof. The workshop has an eaves height of 4.73 metres. Within the workshop there is office accommodation arranged over two floors. Building 2, which is connected with building 1, is of steel frame and concrete block construction, with panel cladding. Internally, the offices are generally cellular in nature. Within the office accommodation there is a clean lab to the rear. Building 3 is a stand alone building of brickwork construction, and internally it is predominantly fitted out as a lab with associated welfare accommodation. There is no direct access between Buildings 1 & 2 and Building 3.

Tenure

Long Leasehold. Held for a term of years expiring 5th March 2078 at passing ground rent of £38,999 per annum

Tenancy and accommodation

Building No.	Use	Floor Areas (Approx)	Possession
Building 1	Workshop	659.72 sq m	(7,101 sq ft)
	Offices	517.46 sq m	(5,570 sq ft)
	Concrete Yard	1,073.00 sq m	(11,550 sq ft)
Building 2	Laboratory	233.39 sq m	(2,512 sq ft)
	Offices	208.77 sq m	(2,247 sq ft)
Building 3	Laboratory	125.09 sq m	(1,346 sq ft)
TOTAL (excluding yard)		1,744.43 sq m	(18,777 sq ft)

VAT

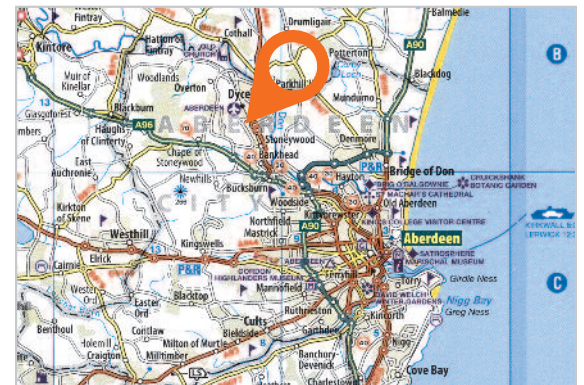
VAT is applicable to this lot.

Viewings

Please contact Mhairi Archibald (0771 8899341)

Planning

The property may benefit from redevelopment, subject to all the necessary consents and permissions.



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