

Lot 40

Vacant

Wellheads Terrace, Farburn Industrial Estate, Dyce, Aberdeen AB21 7HG

Part Heritable and Part Long Leasehold Office and Industrial property



Key Details

- **Prominent Mixed Office/Industrial/Residential Location**
- **Comprises 2 Self Contained Sites of over 3 Acres**
- **West Site, comprises 23,279 sq ft Office/Workshop**
- **East Site, comprises 4,709 sq ft Workshop**
- **Development and Change of Use Potential (1)**

Location

Miles: 5 miles north of Aberdeen city centre
1 mile to Aberdeen Western Peripheral Route
Roads: A90, A96, Aberdeen Western Peripheral Road
Rail: Aberdeen Railway Station
Air: Aberdeen Airport (0.5 miles)

Situation

The property is situated on the south side of Wellheads Road, Dyce within the Farburn Industrial Estate at its junction with Burnside Drive. Aberdeen International Airport is in very close proximity as is The Event Complex Aberdeen (TECA) and P&J Live are also within half a mile. Surrounding occupiers include BP, Falck Safety and MB Systems.

Description

The comprises two separate but adjoining sites :-
The West Site (Heritable) extends to approx. 1.60 acres (0.65 hectares) and comprises a detached office and workshop building with car parking and a secure yard area.
The East Site (Leasehold) extends to approx. 1.52 acres (0.615 hectares) and comprises a detached workshop building of steel portal frame construction with a yard for external storage.

There is separate vehicle access to each site the West Site is accessed via Wellheads Road and the East Site from Burnside Drive.

Tenure

Part Heritable (West Site) and Part Long Leasehold (East Site) on a lease expiring in 2077. The current passing rent is £43,400 per annum (plus VAT) with ground rent reviews on a five yearly basis.

Tenancy and accommodation

Accommodation	Use	Area/sq m (sq ft)		Possession
West Site	Office	1,247.21 sq m	(13,425 sq ft)	VACANT
	Workshop	618.08sq m	(6,653s sq ft)	
	Workshop Office	168.62 sq m	(1,815 sq ft)	
	ER Centre	128.76 sq m	(1,386 sq ft)	
West Site TOTAL (1)		2,162 sq m	(23,279 sq ft)	
East Site	Workshop	437.48 sq m	(4,709 sq ft)	VACANT
East Site TOTAL (2)		437.48 sq m	(4,709 sq ft)	
GRAND TOTAL		2,599.48 sq m	(27,988 sq ft)	

- (1) The West Site extends to 1.60 acres (0.65 hectares)
(2) The East Site extends to 1.517 acres (0.615 hectares)

VAT

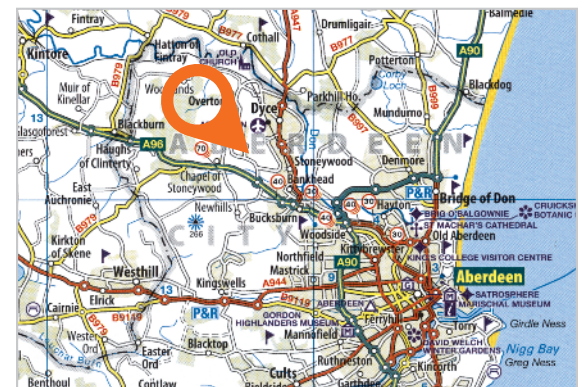
VAT is applicable to this lot.

Energy Performance Certificate

See Legal Pack at www.acuitus.co.uk

Planning

(1) The property is within the Aberdeen Local Development Plan 2017 for mixed use development and may benefit from future redevelopment for a variety of uses, subject to necessary consents/permissions. Interested Parties are referred to Aberdeen Council - www.aberdeencity.gov.uk



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