

Lot 37

Vacant Possession

Emerson House, Kirkhill Drive, Dyce, Aberdeen AB21 0EU Long Leasehold Office and Industrial Building



Key Details

- Well located in the established Kirkhill Industrial Estate
- Detached office and workshop with parking and yard area of 367.2 sq.m
- Nearby occupiers include Bristow, Schlumberger, Bond Offshore Helicopters and Aker
- Ideal for owner occupation

Location

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

Situation

The building is located in a prominent site on Kirkhill Drive, in the well established Kirkhill Industrial Estate adjacent to Aberdeen Airport. Road communications have been improved recently with the completion of the Aberdeen Western Peripheral Route (AWPR) where a new link road connects to the existing road network at the airport. Neighbouring occupiers include RWG, Bond Offshore Helicopters, BP and Aker. The property is within 1 mile of Aberdeen International Airport.

Description

A detached office and workshop, with secure yard and 66 car parking spaces. The office space is planned as cellular and open-plan accommodation. The workshop areas have concrete floors, Cat 2 lighting and overhead power distribution (north workshop), generous eaves heights in the workshops area of 2.5m or 3.7 m to underside of frame.

Tenure

Long Leasehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

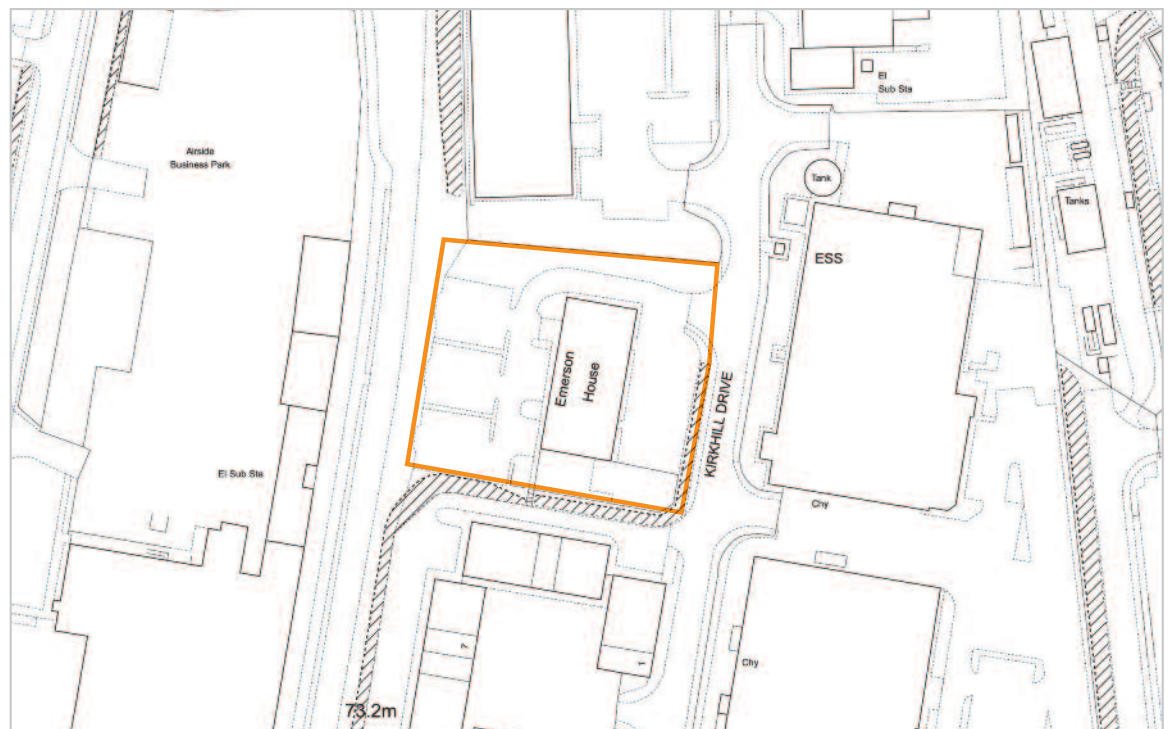
D rating (please see the legal pack for more information)

Viewings

Please contact Mhairi Archibald (0771 8899341)

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground Floor	Office	405.9 sq m (4,369 sq ft)	Vacant Possession
Ground Floor	Workshop		
First Floor	Office		
TOTAL		1,383.0 sq m (14,887 sq ft)	



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