

**Lot 36, Site 3, Burnside Drive, Farburn Industrial Estate, Dyce,  
Aberdeen AB21 0HW**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)





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## Property Information

### Leasehold Office Investment

- Large Site with Low Site Coverage in Established office and industrial location
- 2 miles east of Aberdeen Airport and the world's largest commercial Heliport
- Let to Computer Cab (Aberdeen) Ltd with Guarantee
- Lease expires 20th June 2028 (subject to option)
- Low site coverage of 26%
- Potential for future conversion/development (subject to consents)

#### Auction

17/Feb/2022

#### Lot

36

#### Status

Available

#### Rent

£119,000 per Annum Exclusive

#### Auction Venue

Live Streamed Auction

#### Sector

Office

### 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

Aberdeen is Scotland's third largest city with a population of approximately 220,000. It is the administrative capital of the North East of Scotland, is home to two Universities, an expanding International Harbour and Airport, major Research Institutes, including world renowned Food, Fisheries and Agricultural Research Establishments. The property is situated on the south side of Burnside Drive within Farburn Industrial Estate in Dyce, 5 miles north west of Aberdeen city centre and 1 mile east of Aberdeen International Airport. The Aberdeen Western Peripheral Route, the new by pass to the west of Aberdeen is also within 2 miles. Dyce Railway station is also located close by. Nearby occupiers include Technip FMC, Plexus, Falck and Noble. The BP North Sea HQ offices are situated at Stoneywood close by.

### Tenure

Long Leasehold. The site is held on a long lease expiring 28 May 2125 at a passing rent is £29,316 per annum. The rent is subject to a review on 1 October 2022 and 5 yearly thereafter. Please note that the terms of the current occupational lease the tenant is responsible for paying half the ground rent, subject to a ceiling of £14,000 p.a. Further information can be found in the legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

### Description

The property comprises a single storey former BP training centre which has been converted internally to provide a call centre with office accommodation. The property was converted internally from a predominantly industrial unit approximately 20 years ago to suit its current use as a taxi call centre with offices. The property benefits from comfort cooling to the call centre area and gas fired central heating to the remainder. There is a parking for approximately 65 cars to the front, side and rear of the property. The site measures approximately 1 acre (0.4047 Hectares) and a site coverage of only 26%.

### VAT

VAT is applicable to this lot.

### Viewings

Please contact Mhairi Archibald (07718899341)

### Completion Period

6 week completion available

### EPC

See Legal Pack

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## Tenancy & Accommodation

Description	Use	Floor Areas (Approx)	Tenant	Tenant	Term	Rent p.a.x	Review/ (Reversion)
Front Offices Call Centre Rear Offices	Office Call Centre Office	290.8 sq m 362.4 sq m 401.4 sq m	(3,130 sq ft) (3,900 sq ft) (4,320 sq ft)	COMPUTER CAB (ABERDEEN) LIMITED (1)	10 years from 21/06/2018 until 20/06/2028 (2)	£119,000	20/06/2023 20/06/2028 (2)
<b>TOTAL</b>		<b>1,054.6 sq m</b>	<b>(11,350 sq ft)</b>			<b>£119,000</b>	

(1) Based in Aberdeen and Liverpool Comcab have been based in Aberdeen since 1953. (Source : [www.comcab.co.uk](http://www.comcab.co.uk)) For the year ending 31/12/2020 Computer Cab (Aberdeen) Ltd reported a turnover of £2,153,558 and total shareholder equity of £5,732,500. The lease is guaranteed by Cityfleet Networks Limited who for the year ending 31/12/2020 reported a turnover of £27,466,000 and total shareholder equity of £11,532,000 (source NorthRow January 2022)

(2) Tenant option to determine the lease - DLA to confirm the details please ?????

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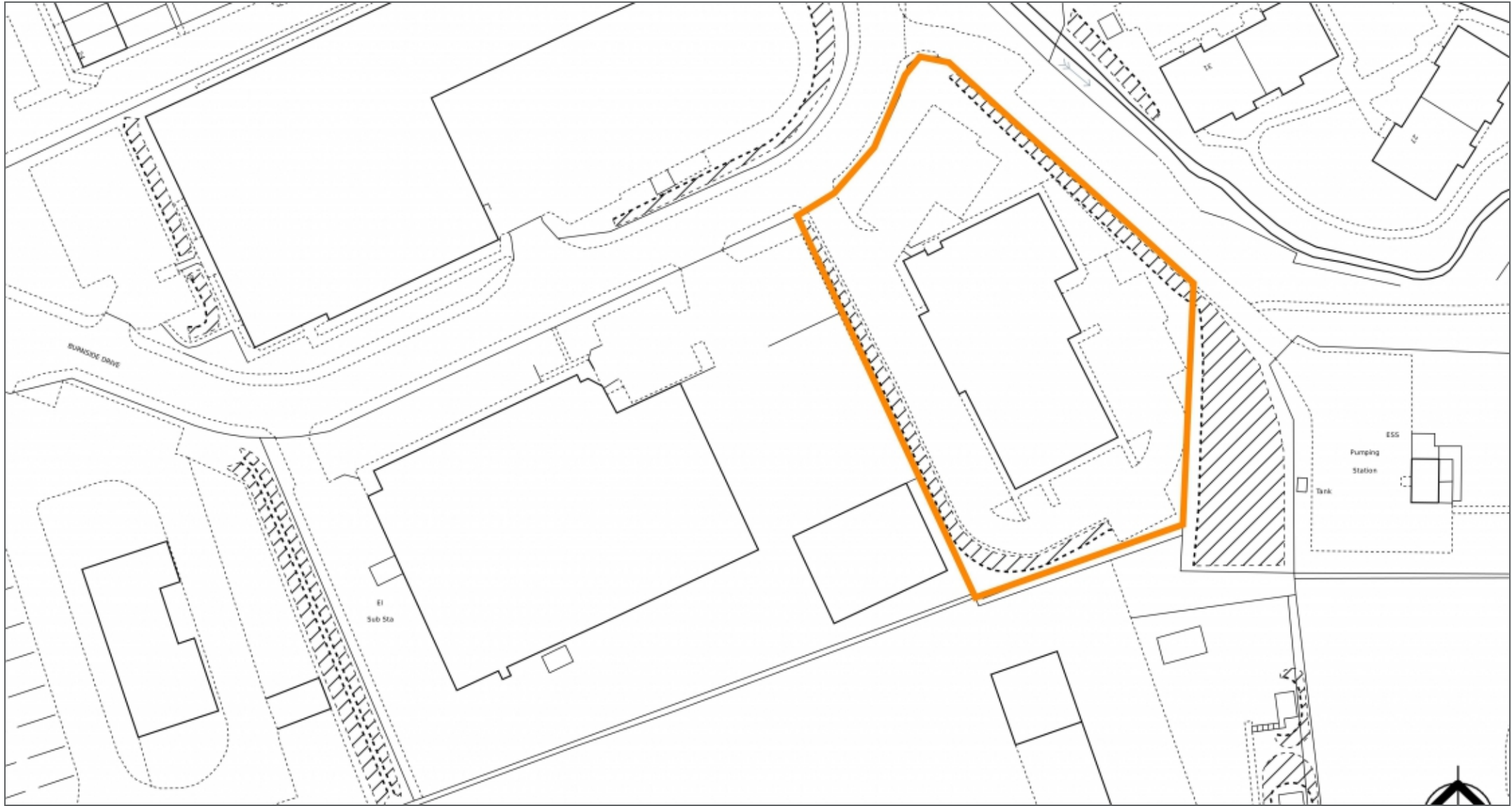
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## Contacts

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September 2020