



WELLHEADS INDUSTRIAL ESTATE

Dyce | Aberdeen | AB21 7GA



BLOCK F

Units F32, F33
and F34

- > Both units to be shortly refurbished and ready for imminent occupation
- > Close Proximity to Aberdeen International Airport
- > Flexible lease terms available
- > From 582.78 sq m (6, 273 sq ft) to 1,859.05 sq m (19,914 sq ft)
- > Available individually or in combination
- > Ingoing occupiers should benefit from the first year business rates free, via Fresh Start Rates Relief

BLOCK F

Units F32, F33
and F34

LOCATION

‘The estate is located only minutes away from the airport and benefits from close proximity to two junctions providing access to the A90.’



1.8 miles
Aberdeen Airport



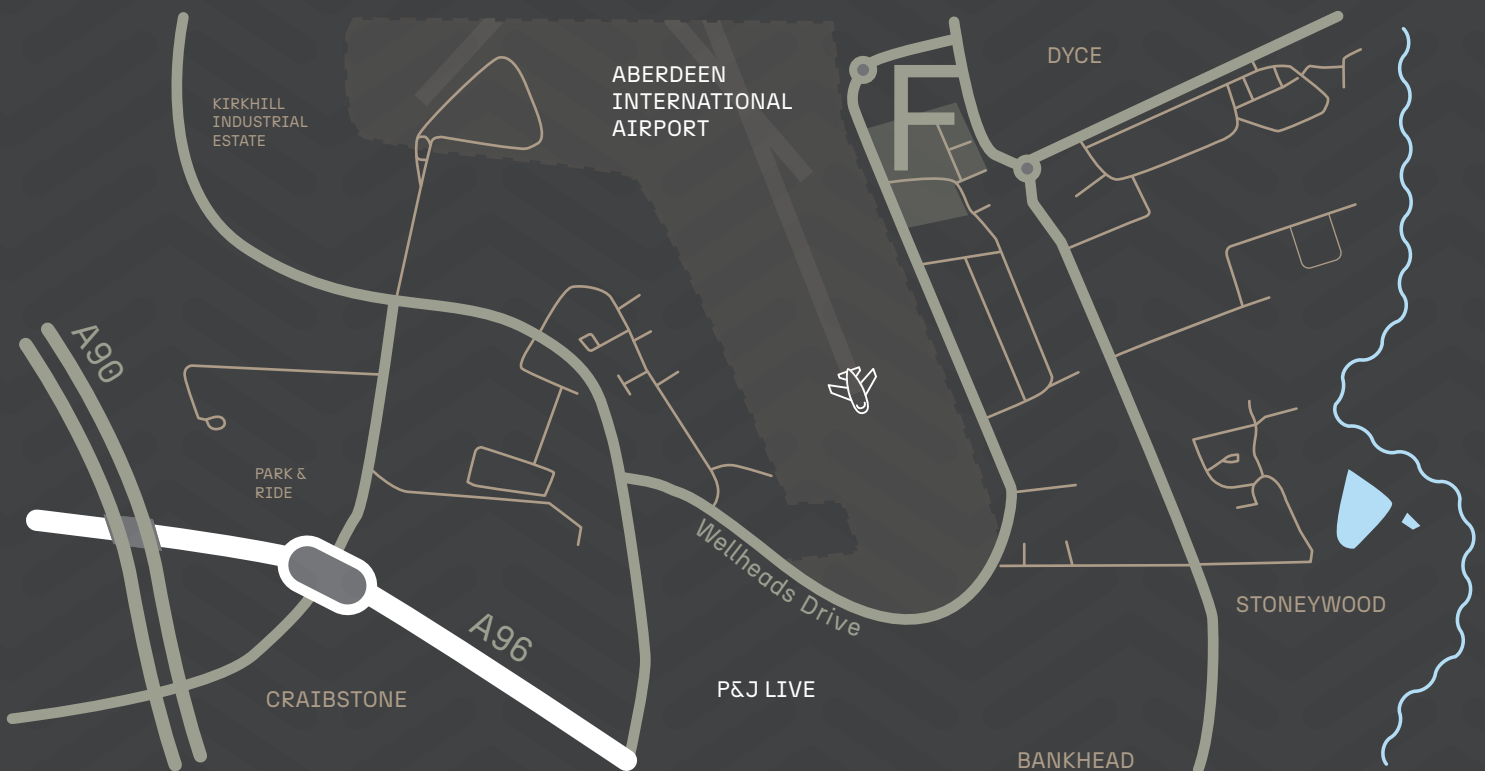
1.9 miles
A90



6.1 miles
City Centre



6.4 miles
Harbour



Wellheads Industrial Estate is located approximately seven miles north west of the city centre, on the eastern boundary of Aberdeen International Airport in Dyce.

The estate is located only minutes away from the airport and benefits from close proximity to two junctions providing access to the A90.

The A90 provides excellent connectivity to all points North, West and South of the city.

Occupiers already within the estate include Offshore Heli, Klinger, RWG and Schenker.



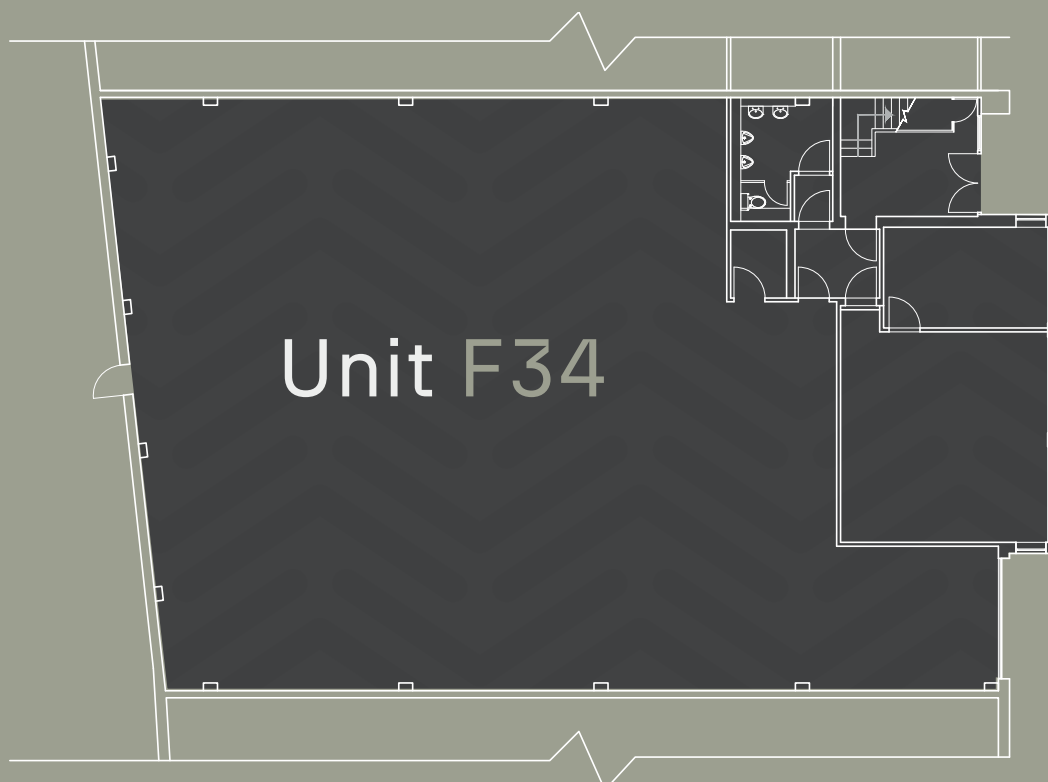
DESCRIPTION

Units F33 and F34 are to be refurbished to a high standard, to a similar specification as to the E block and are ready for immediate occupation by any ingoing occupier. The terraced units can be let individually or together dependent on occupier requirement. F34 benefits from an end terrace position and features a generous car parking provision. The office accommodation is arranged over ground and first floor.

SPECIFICATION

- > Steel portal frame construction
- > Painted concrete floor
- > Clear eaves height of 5.7 metres
- > Three phase power
- > Electric roller shutter doors
- > Refurbished open plan office space
- > Dedicated parking

INDICATIVE PLANS



FLOOR AREAS

Unit F32

Description	Sq M	Sq Ft
Warehouse	413.39	4,450
Ground Floor Office	76.86	827
First Floor Office	92.53	996
Total	582.79	6,273

Unit F33

Description	Sq M	Sq Ft
Warehouse	452.77	4,648
Ground Floor Office	78.38	844
First Floor Office	99.08	1,067
Total	630.23	6,559

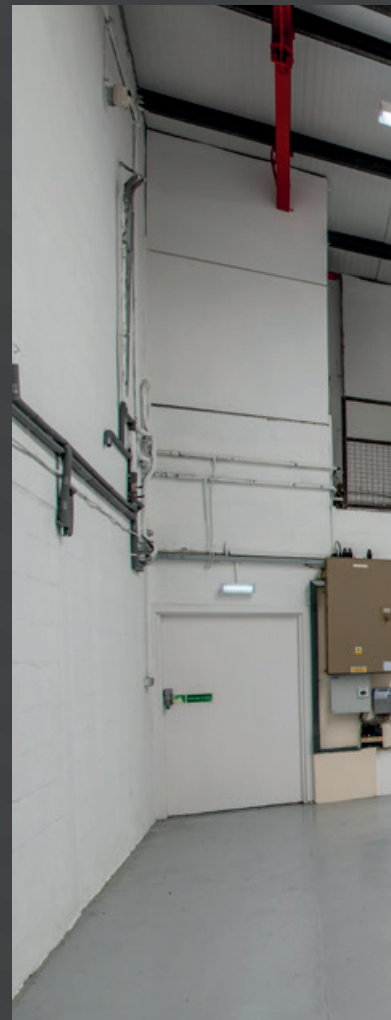
Unit F34

Description	Sq M	Sq Ft
Warehouse	471.70	5,077
Ground Floor Office	93.70	1,009
First Floor Office	100.74	1,084
Total	666.17	7,171

BLOCK **F**

BLOCK F

Units F32, F33
and F34





‘Both F33 and F34 are to be refurbished to a high standard, to a similar specification as to the E block and are ready for immediate occupation by any ingoing occupier’

BLOCK F

Units F32, F33
and F34



TERMS

The units are available on full repairing and insuring leases. Incentives, including rent free periods, are available dependent on lease term agreed.

RENT

Upon Application. Flexible lease terms are available depending on how much space is required and lease term.

RATEABLE VALUE

Unit F32: £38,500 (Rates Payable £19,173 per annum)

Unit F33 & F34: £111,000 (Rates Payable of £58,164 per annum)

ENERGY PERFORMANCE RATING

Unit F32: D

Unit F33: D

Unit F34: D

VAT

All prices quoted on the schedule are exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs. Any incoming tenant will be responsible for any Land and Buildings Transaction Tax and registration dues, if applicable.

ENTRY

Immediate upon the conclusion of legal missives.

VIEWINGS AND OFFERS

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in Scottish legal form.

F



Scott Hogan
07468 729768
scott.hogan@knightfrank.com



Claire Herriot
07967 762286
claire.herriot@savills.com