

FLEXIBLE TERMS
REDUCED RENT
SHORT TERM LEASE
SUITABLE FOR CHARITABLE USE
RENT FREE INCENTIVES



DETACHED OFFICE AND WORKSHOP WITH YARD



FG Burnett



FOR SALE/TO LET
Brimmond House

Kirkhill Place, Kirkhill Industrial Estate, Dyce, Aberdeen, AB21 0GU | 981 sq.m (10,557 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

Aberdeen is recognised as a major international centre within the worldwide energy sector and is a major contributor to the Scottish and UK economies. The city is the European hub for oil and gas exploration and production in the North Sea. Expertise and techniques developed in Aberdeen are exported and adopted in energy provinces worldwide.

Situated in the Dyce area adjacent to Aberdeen's international airport this facility occupies a regular shaped site on the west side of Kirkhill Place between its junctions with Dyce Drive and Kirkhill Road. Communications to all parts of the city are excellent together with links by way of railway to the City Centre and beyond. Amongst others, occupiers in Dyce include Weatherford UK, Aker Solutions, Wood, BP, Halliburton and Baker Hughes.

DESCRIPTION

- A detached office and workshop/warehouse with yard
- Main offices with cellular and open plan space
- Further offices formed by de-mountable partitioning within workshop/warehouse envelope which can be removed
- Separate workshop areas
- 6m eaves
- 3 no vehicular access doors
- Concrete yard secured by gates and palisade fencing
- Floodlighting from building
- Exclusive car parking

PRICE

The property is available For Sale and offers are invited. The site on which the building is constructed is held by ground lease and details are available on request.

RATEABLE VALUE

£81,000.

RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS

Flexible lease terms including an attractive rent and incentive package available.

EPC

An EPC can be provided on request.

VAT

Any figure quoted is exclusive of VAT.

LEGAL COSTS

Each party will bear their own costs in concluding the transaction with the ingoing tenant responsible for any LBTT, dues of registration and any costs associated with obtaining head landlord's consent.

FLOOR AREAS

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx. areas calculated:-

Offices GF	160 sq.m	1,727 sq.ft
Offices FF	162 sq.m	1,742 sq.ft
Warehouse GF	515 sq.m	5,543 sq.ft
Warehouse Mezz	144 sq.m	1,545 sq.ft
Total	981 sq.m	10,557 sq.ft
Yard	849 sq.m	1,015 sqyds

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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