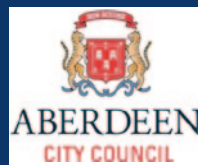


ON THE INSTRUCTIONS OF



# TO LET

## INDUSTRIAL UNIT WITH YARD

UNITS 5 – 6, FARBURN INDUSTRIAL ESTATE  
WELLHEADS ROAD, DYCE, AB21 7HG



- GROSS INTERNAL AREA: 550.69M<sup>2</sup> (5,927FT<sup>2</sup>)
- YARD: 500M<sup>2</sup> (5,382FT<sup>2</sup>)
- RENTAL: £40,000PA

### LOCATION:

The subjects are located within the northern suburb of Dyce, which lies approximately 8 miles north of Aberdeen city centre where a significant volume of the city's commercial estates are situated along with Aberdeen International Airport. More specifically, the subjects are situated on the south side of Wellheads Road within the Farburn Industrial Estate.

The Ordnance Survey extract overleaf is for identification purposes only.

### DESCRIPTION:

The subjects comprise of 2 industrial units of steel portal frame construction with blockwork walls to dado height and clad in corrugated asbestos cement sheeting thereafter, whilst the roof over is pitched and similarly clad incorporating a number of translucent roof panels. The wall to the north elevation is of blockwork and has been externally harled.

Internally, the property is laid out to provide warehouse, office, kitchen, male and female toilet facilities and a shower.

Within the warehouse accommodation the flooring is of a solid concrete design with the walls being to the inside face of the blockwork and cladding with the ceiling being to the underside of the roof. Artificial lighting is provided by a number of fluorescent strip lights with natural lighting being provided by a number of windows to the front elevation along with the translucent roof panels.

The office and kitchen areas have a mixture of plasterboard and painted blockwork finish with the ceilings being of a plasterboard design. Artificial lighting is provided by a mixture of fluorescent strip and Cat 2 light fittings. The kitchen areas are fitted out with floor and wall mounted units and stainless steel sinks and drainer.

The male and female toilets each have a ceramic sink and W.C. with the flooring being concrete design and a part vinyl, part exposed with the walls and ceilings being of a plasterboard design. The unit benefits from having an electric shower.

Access to the property is via one of the 2 pedestrian doors or the 2 roller shutter doors which measure 4.37 metres wide by 3.8 metres high. The units also benefit from having roller shutter doors at the rear which provides access to the yard. The secure yard is bound by palisade fencing and is laid in tarmac with communal car parking being provided to the front of the units.

### VIEWING & FURTHER INFORMATION

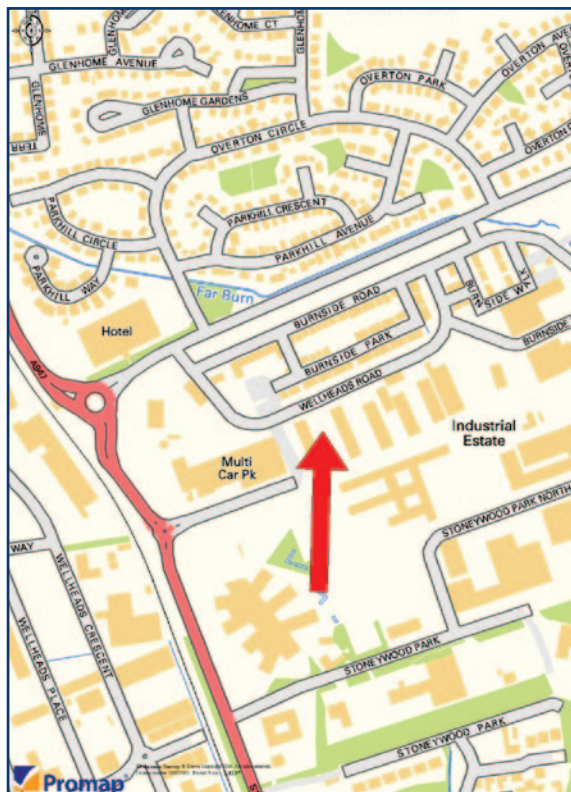
By arrangement with letting agents:

**J & E Shepherd**  
Chartered Surveyors  
35 Queens Road  
Aberdeen  
AB15 4ZN

Tel : (01224) 202800

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[www.shepherd.co.uk](http://www.shepherd.co.uk)



#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Unit 5 – 6 Warehouse, Store, Shower, Office, Kitchen, Male & Female W.C.	550.69	5,927

These areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

The yard area measures approximately 500m<sup>2</sup> (5,382ft<sup>2</sup>).

#### RATING:

The subjects are entered into the Valuation Roll at a Rateable Value of £42,500. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

#### TERMS:

Our clients are seeking to lease the subjects on a Full Repairing and Insuring lease subject to a Schedule of Condition for a negotiable period with any medium to long term lease durations subject to upward only rent review provisions.

#### RENTAL:

£40,000PA. As is standard practice, this will be payable quarterly in advance.

#### VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

#### ENERGY PERFORMANCE CERTIFICATE:

The subjects have the following Energy Performance Ratings:

Units 5 – 6: G



Further information and a recommendation report is available to seriously interested parties upon request.

#### LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues and the cost of obtaining landlord's consent.

#### ENTRY DATE:

Upon conclusion of legal missives.

#### VIEWING:

For further information or viewing arrangements please contact the sole agents:-



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