Ryden

TO LET

INDUSTRIAL UNIT WITH OFFICES & CAR PARKING

76.59 SQ M (824 SQ FT)

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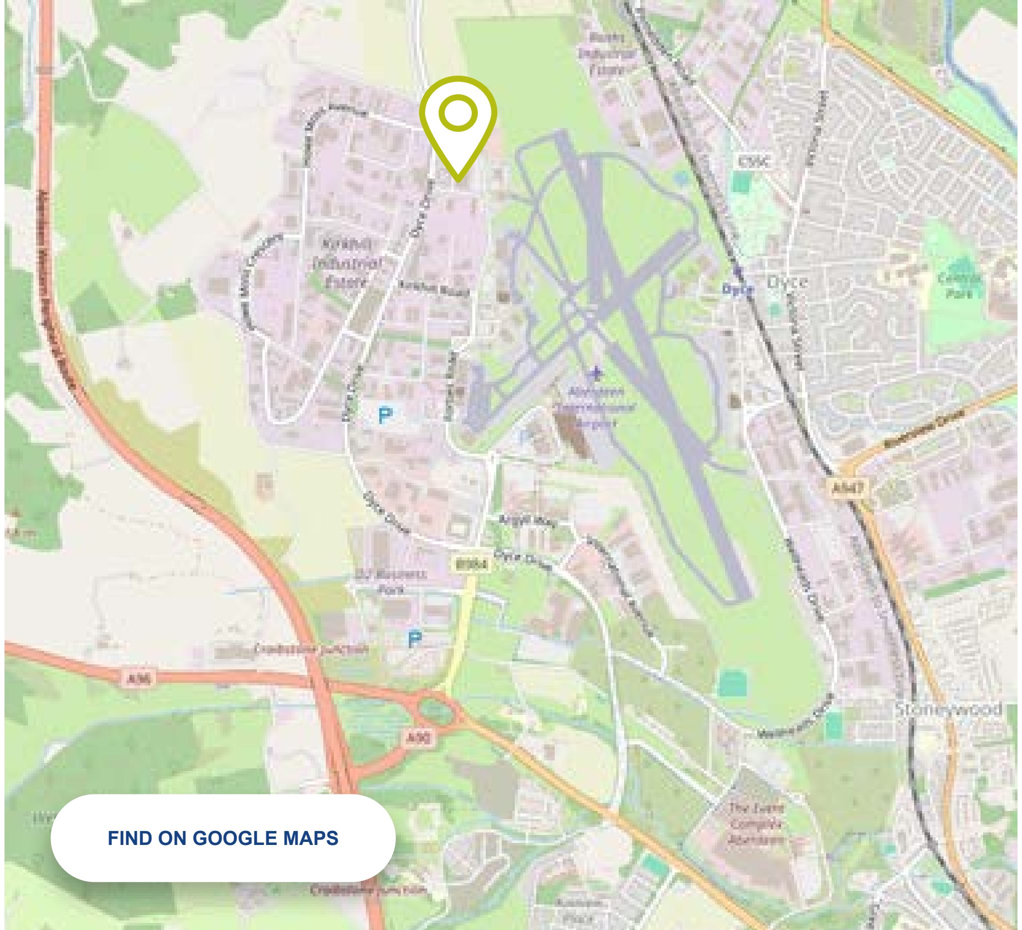
UNIT 8, AIRSIDE BUSINESS PARK
KIRKHILL INDUSTRIAL ESTATE
DYCE, ABERDEEN
AB21 0GT

- LOCATED WITHIN AN ESTABLISHED INDUSTRIAL ESTATE
- 100% RATES RELIEF AVAILABLE
- AMPLE CAR PARKING WITHIN THE BUSINESS PARK



AIRSIDE BUSINESS PARK IS LOCATED TOWARDS THE NORTHERN EDGE OF KIRKHILL INDUSTRIAL ESTATE

LOCATION

Airside Business Park is located towards the northern edge of Kirkhill Industrial Estate on the eastern side of Dyce Drive, the main route through the estate. Kirkhill is situated adjacent to Aberdeen Airport and Heliport Terminals, approximately 7 miles north-west of the City Centre.

Airside Business Park was built in the 1980's to a high specification and design having been incorporated into the scheme which gives the development a distinctive character.

Occupiers include; North East Motors Dyce, Euroload Ltd and ABLE Instruments & Controls Aberdeen Office.

DESCRIPTION

The subjects comprise a single storey, mid-terraced industrial unit of steel portal frame construction, clad externally in profiled metal sheet cladding and infilled with blockwork with a pitched roof over.

Internally, the property provides an office area to the front, with a workshop to the rear. Floors throughout are concrete with the office having a carpeted overlay, painted plasterboard walls and ceilings, and benefits from an electric panel radiator and an indoor heat pump. The workshop is open to the inside of metal sheet and blockwork walls and is equipped with a manual up-and-over steel shutter door. There is one WC located within the property.

There is communal car parking to the front of the premises, and a shared yard to the rear.

RATEABLE VALUE

The subjects are currently entered in the current Valuation Roll with a Rateable Value of £10,000.

Any incoming occupier should benefit from **100% rates relief** for the duration of their lease if qualifying for the Small Business Bonus Scheme (SBBS).

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approxrimate

DESCRIPTION	SQ M	SQ FT
UNIT 8	76.59	824

RENT

£10,000 per annum, exclusive of VAT.

LEASE TERMS

The landlord is willing to consider flexible periods under Full Repairing & Insuring terms. Any medium to long term lease terms will provide periodic rent reviews.

EPC

The subjects have an EPC Rating of C.

A copy of the EPC and the Recommendations Report can be provided upon request.

ENTRY

From mid July 2026.

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

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BUSINESS PARK
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(824 SQ FT)**

GET IN TOUCH

Please get in touch with our letting agent for more details.

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