

Ryden

TO LET

HIGH QUALITY INDUSTRIAL
UNIT WITH OFFICES & SECURE
CONCRETE YARD

1,263.34 SQ M (13,599 SQ FT)



UNIT A
RAITHS INDUSTRIAL
ESTATE
KIRKTON DRIVE
DYCE, ABERDEEN
AB21 0BG

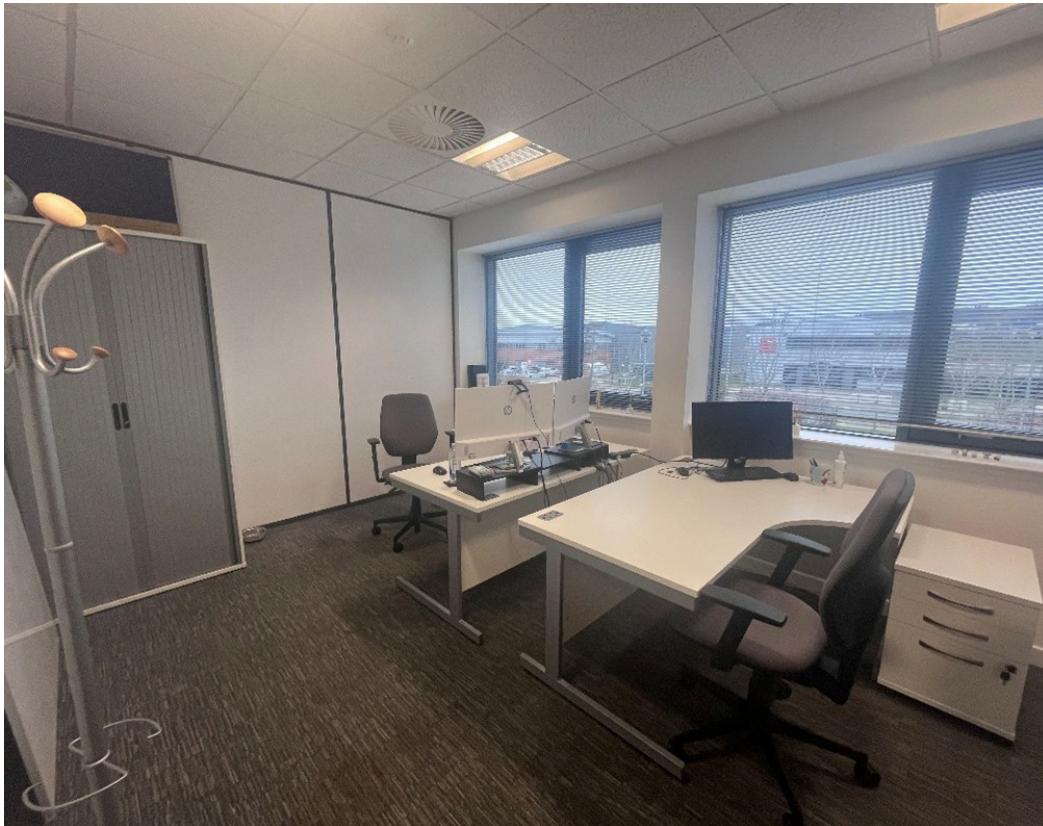
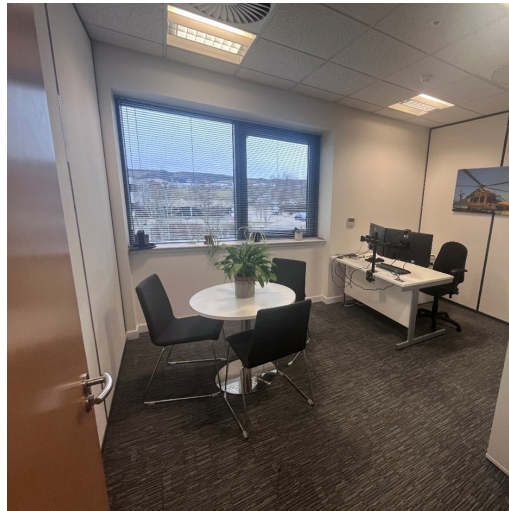
MODERN HIGH QUALITY
DETACHED INDUSTRIAL UNIT

PRIME INDUSTRIAL
LOCATION ADJACENT
TO ABERDEEN
INTERNATIONAL AIRPORT

7.5M EAVES HEIGHT
WITH OVERHEAD
CRANE PROVISION

SECURE YARD

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LOCATION

Raiths Industrial Estate occupies a highly prominent and strategic position to the west of Pitmedden Road, directly adjacent to the north eastern boundary of Aberdeen International Airport.

The property benefits from excellent connectivity, with Aberdeen City Centre located approximately 7 miles to the south and access to key transport routes serving the wider Aberdeen area and beyond. The location is particularly well suited to occupiers requiring close proximity to the airport, Kirkhill Industrial Estate, as well as the established commercial hub at Dyce.

Nearby occupiers include; Pinnacle Re-Tec, All Timberlines Ltd, Helix Well Ops Limited, Siemens Energy and Pentagon Training.

The exact location of the site is identified on the plan on the next page.

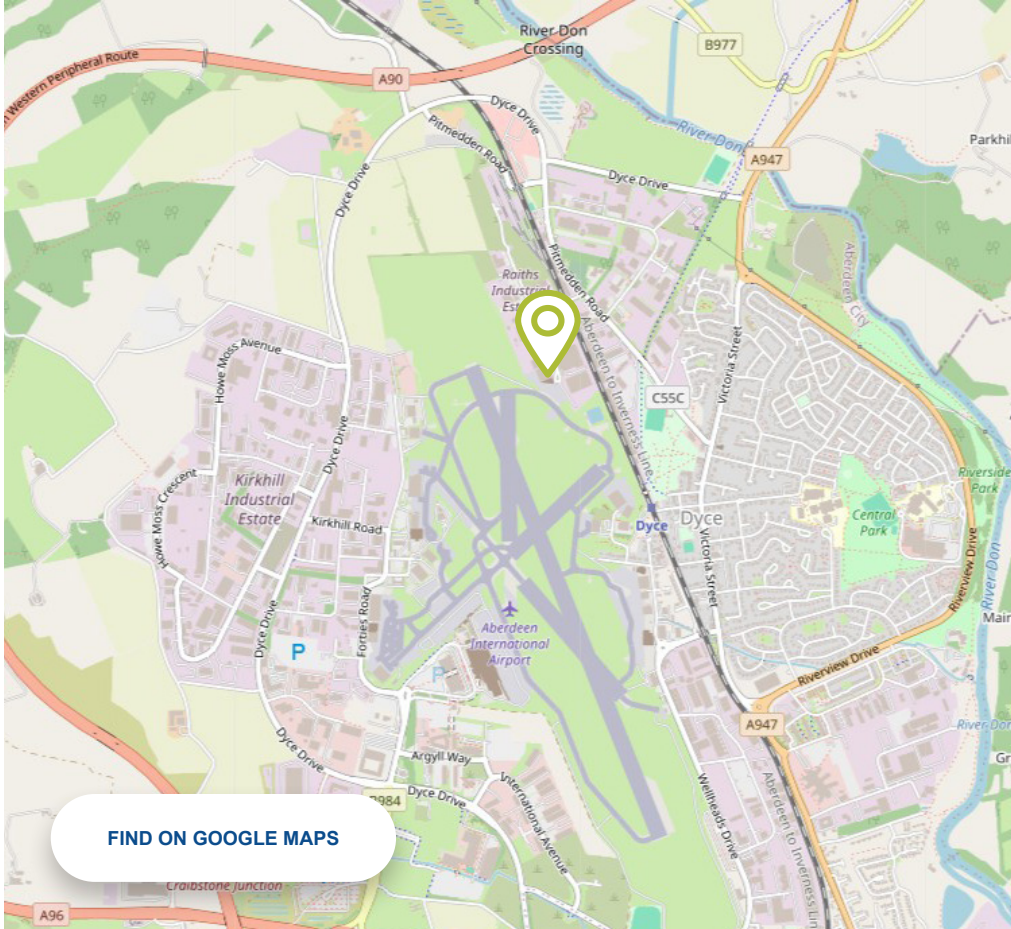
DESCRIPTION

The subjects comprise a modern, high quality industrial facility situated within a secure and established industrial estate. The unit offers a combination of warehouse and office accommodation, finished to an excellent standard throughout.

The warehouse accommodation is of a steel portal frame construction and finished to a high standard throughout, incorporating:

- Reinforced concrete flooring
- Concrete block walls to dado height with profiled metal cladding above
- Insulated profile metal sheet roof incorporating translucent panels to enhance natural daylight
- Two electrically operated roller shutter doors providing excellent vehicular access.
- Generous internal eaves height of approximately 7.5 meters
- 2 tonne Demag overhead crane
- Gas fired heating system
- LED high bay lighting
- Three phase power supply

The office accommodation is arranged over ground and first floors and provides a high quality working environment, suitable for a range of occupiers. The space comprises a combination of open plan and cellular offices, together with dedicated staff welfare facilities and benefits from the following specification:



- Fully fitted kitchen/tea prep facilities
- Carpeted flooring throughout
- CAT 2 Lighting
- Lift and stair access

The property benefits from a secure concrete yard enclosed by steel palisade perimeter fencing and enhanced by floodlighting. Externally, there are 27 car parking spaces, including 3 designated disabled spaces, along with dedicated cycle storage and bike racks.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	744.68	8,015
OFFICES	518.67	5,583
TOTAL	1,263.34	13,599
YARD	720.63	7,757

RENT

On application.

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring lease.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll with a Rateable Value of £142,000 effective 1st April 2026.

EPC

The subjects have an EPC Rating of B.

A copy of the EPC and Recommendations Report is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

ENTRY

Upon agreement.

**THE PROPERTY
BENEFITS FROM
EXCELLENT
CONNECTIVITY**



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GET IN TOUCH

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