

DM HALL

To Let

INDUSTRIAL

**Unit 24 Robert
Leoanrd Centre,
Dyce, AB21 0GG**

- Well-presented industrial unit
- Established industrial location within Dyce
- Excellent connectivity to Aberdeen City Centre and surrounding transport routes
- Flexible lease terms available
- Potential eligibility for up to 100% Small Business Bonus Scheme relief
- Rent: £15,000 per annum

**96.95 SQM
(1,044 SQ FT)**

**LAST UNIT
REMAINING**



Property Details

LOCATION

The Robert Leonard Centre is an established industrial development located within Dyce, one of Aberdeen's primary industrial and business locations.

The estate benefits from excellent connectivity, with close proximity to the A96 Aberdeen—Inverness trunk road, providing direct access to Aberdeen City Centre, Aberdeen International Airport, and the wider trunk road network.

The subject property benefits from a prominent position within the estate, offering good visibility and consistent passing traffic.

[Map Link](#)

DESCRIPTION

The property comprises of an end-terrace industrial unit of steel portal frame construction. Internally, the accommodation provides an open-plan workshop and dedicated office accommodation and WC facilities. Specification includes:

- Insulated profile metal cladding
- Eaves height of approximately 4.0 metres
- Roller shutter vehicular access door
- Three-phase electricity supply
- LED lighting
- Dedicated office accommodation

Externally, there are three designated car parking spaces located to the front of the unit.

[Video Link](#)

ACCOMMODATION

Measured on a Gross Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Ground Floor 96.95 sqm (1,044 sq ft)

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Regulated by
RICS

SERVICES

The property is served with mains electricity and water with drainage being to the main public sewer.

ENERGY PERFORMANCE

The EPC is currently being assessed, further details are available on request.

NON-DOMESTIC RATES

The property is currently entered in the Valuation Roll on the following basis:

Demise	Ratable Value (wef Apr-26)	Uniform Business Rate (2026/2027)	Estimated Rates Payable
Unit 24 Robert Leonard	£12,500	£0.481	£6,013*

*Estimated rates payable are calculated using the basic property rate of 48.1p in the pound and are stated prior to any reliefs or transactional adjustments.

The next revaluation is April 2029.

Subject to meeting the relevant criteria, the property may be eligible for rates relief under the Small Business Bonus Scheme, which can provide up to 100% relief in certain circumstances. Interested parties should make their own enquiries with the local authority to confirm eligibility.

Water and wastewater charges are payable in addition.

RENT

£15,000 per annum on Full Repairing and Insuring lease terms.

Approximate annual insurance costs are available on request.

SERVICE CHARGE

A service charge will be payable to cover the cost of the maintenance, upkeep and repair of the common parts of the building and development.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing tenant will be responsible for their own legal costs. Any ingoing tenant will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.

Make an enquiry

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