

**TO LET**

**MODERN  
INDUSTRIAL UNIT  
WITH YARD**

Size – 1,065.78 SQM (11,472 SQFT)

Rental - £115,000 per annum

To be refurbished

Within popular industrial estate

Rental - £115,000 per annum



FIND ON GOOGLE MAPS

**LAWSON DRIVE, DYCE, ABERDEEN, AB21 0DR**

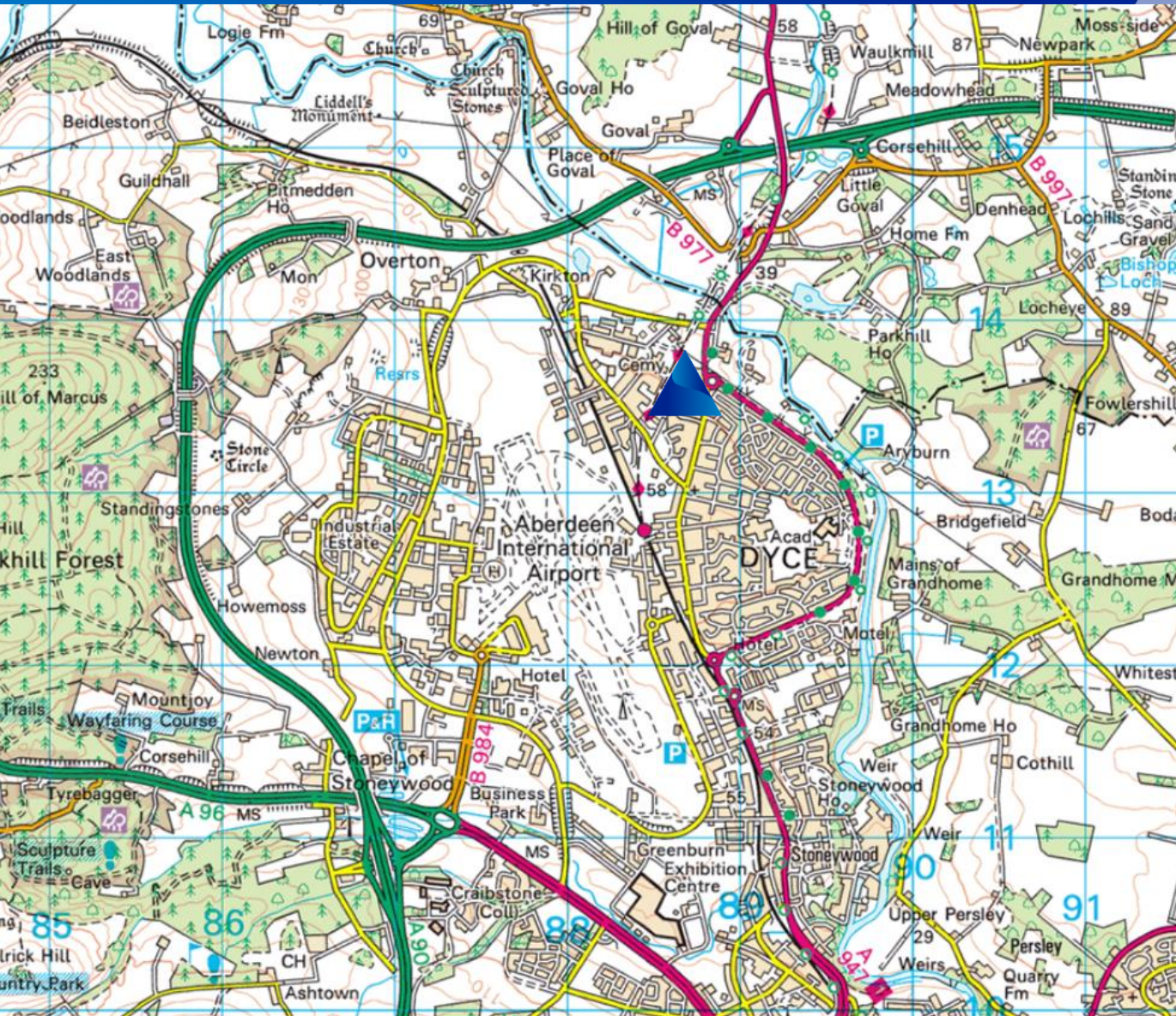
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# Location

LAWSON DRIVE, DYCE, ABERDEEN, AB21 0DR



The subjects are located on the west side of Lawson Drive which itself is accessed via Pitmedden Road.

The subjects benefit from excellent transport links with the Dyce Railway station less than a mile away and Aberdeen International Airport 3.5 miles away.

Access to the AWPR is just a short distance away and as such the site benefits from excellent transport links to the north and south of the City.



Modern Industrial Unit with Yard



## Description

The property comprises a detached modern industrial unit with two storey office to the front and associated secure yard facilities.

The unit is of steel portal frame construction under a pitched roof with concrete block dado walls and insulated profile metal cladding above.

Internally, the warehouse floor is concrete with the walls and ceilings to the inside face of the cladding and blockwork. Lighting is provided by high bay LED fitments. The unit benefits from 2 electric roller shutter doors measuring 5.5 m wide by 6m high.

The offices are a mixture of open plan and cellular accommodation with carpet flooring. Lighting is provided via a mix of fitments with natural light being provided via double glazed window. Heating is provided via wall mounted radiators served by a gas boiler.

To the side of the property is a tarmac surfaced open storage yard that is secured by a perimeter fence.

## Rental & Lease Terms

£115,000 per annum. The property is available on a Full Repairing and Insuring basis for a period to be agreed.

## Rateable Value

The subjects are entered in the Valuation Roll at a Rateable Value of £104,000. An incoming occupier would have the opportunity to appeal this figure.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE MARCH 2025

## Accommodation

The subjects have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition and provide the following:

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Workshop	797.52	8,584
Offices	268.26	2,887
<b>TOTAL</b>	<b>1,065.78</b>	<b>11,472</b>
Tarmac Yard	1,065.78	13,627

## Energy Performance Certificate

The subjects have an EPC Rating of C+.

## Entry

The property is available for immediate occupation, upon conclusion of legal missives

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## Get in Touch

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



**James Morrison**

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## Shepherd Chartered Surveyors

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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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