

To Let

INDUSTRIAL

DM HALL Jackson
CHARTERED SURVEYORS

**ROBERT LEONARD CENTRE
DYCE • ABERDEEN • AB21 0GG**



- 6 Individual Units.
- From 88.92 sqm (957 sq ft) to 101.66 sqm (1,094 sq ft).
- Flexible Lease Terms Available.
- Cosmetic Refurbishment Due for Completion.

- Close Proximity to Aberdeen Airport & A96 City Bypass.
- May be eligible for 100% rates relief, subject to meeting certain criteria.

LOCATION

The Robert Leonard Centre is located approximately six miles northwest of Aberdeen City Centre on a prominent site within the Kirkhill Industrial Estate. The property is immediately adjacent to Dyce Drive, benefiting from excellent access to both Aberdeen Airport and the A96, Aberdeen to Inverness trunk road.

Nearby occupiers include Weatherford, Scott Bearings and Baker Hughes.

DESCRIPTION

The development comprises of 24 industrial units within a fully landscaped site incorporating ample car parking. Each unit provides both workshop and office accommodation. The development is of a mono pitched steel frame construction off a reinforced concrete slab floor with brick/block walls to full or dado height. Each workshop specification includes an insulated metal sheet roof with access gained via a manual roller shutter door. The offices benefit from painted plasterboard walls and ceilings with tiled carpet flooring and electric panel heating.

The programme of refurbishment works per each unit includes:

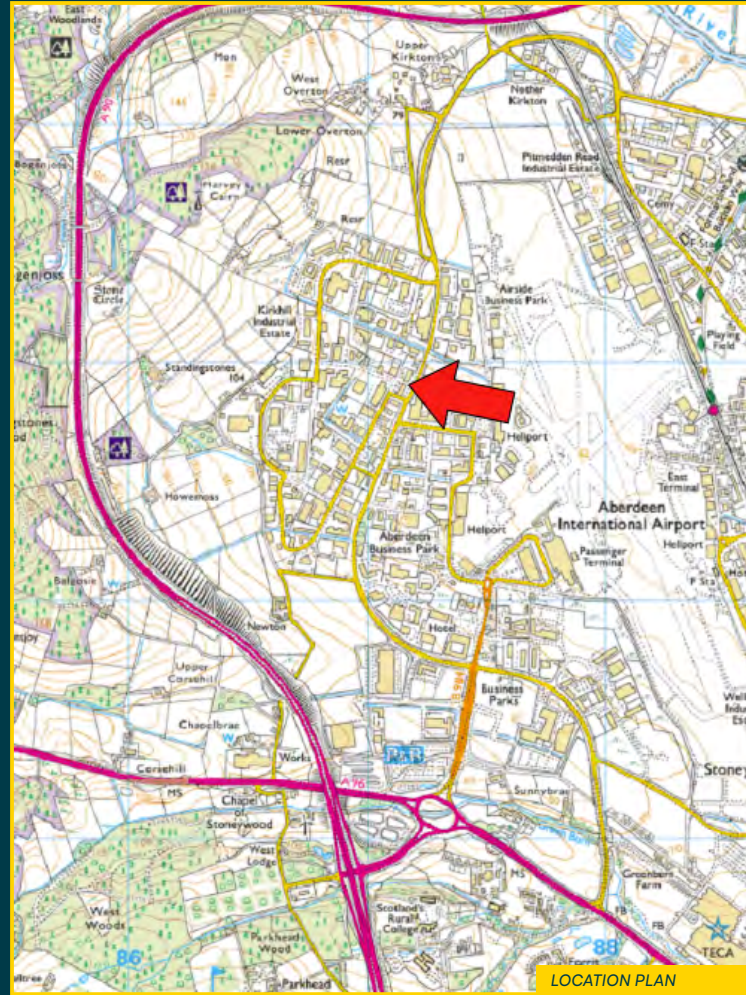
- Replacement the main vehicular access door with an electric roller shutter.
- Renewal of the external doors and windows
- Internal redecoration of the office and staff facilities.

FLOOR AREAS

The foregoing has been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

SERVICES

Each unit benefits from separate suppliers of electricity (3 phase) and water. Although no heating is present in the workshop accommodation, electric space heating is provided to the office and staff facilities via background space heaters.



LOCATION PLAN

Floor Areas

Unit	Sq M	Sq F
1	94.02	1,012
2	101.66	1,094
3	94.31	1,015
4	96.57	1,039
17	92.52	966
19	88.92	957

RATING ASSESSMENT

Any ingoing occupier may qualify for upto 100% rates relief through the Small business Bonus Scheme.

Unit	Rateable Value
1	£11,750
2	£11,750
3	£11,000
4	£12,500
17	£13,500
19	TBC

Unit 19 will have to be reassessed upon entry. An indicative rates assessment can be provided to interested parties.

The Uniform Business Rate for the year 2024/2025 is 49.8p in the £. Water and wastewater rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

Full EPC documentation is available upon request.

Unit	EPC
1	B
2	D
3	C
4	B
17	G
19	G

PROPOSAL

The units are available to let on new, full repairing and insuring leases at the following annual rents.

Unit	Quoting Rent
1	Under Offer
2	£16,000
3	Under Offer
4	£15,000
17	£15,000
19	£15,000

ENTRY

Immediate entry available.

Legal Costs

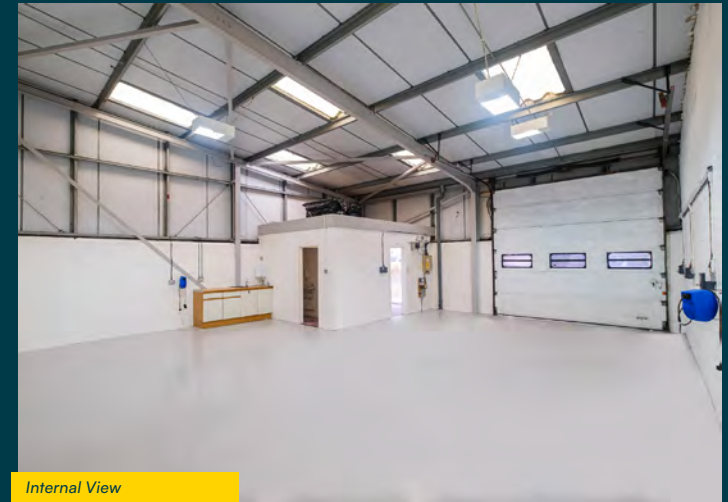
Each party will be responsible for their own legal costs. The tenant will be responsible for the payment of any LBTT and registration dues.

VAT

All prices quoted are exclusive of VAT.



Internal View



Internal View



Internal View

VIEWING & FURTHER INFORMATION

Parties are advised to note interest with the selling agents.

Viewings are by appointment only via the agents DM Hall or Jackson Chartered Surveyors.

OFFERS / VIEWING

An offer should be submitted in writing to the joint agents who will also make arrangements to view

DM HALL

DM HALL LLP

4-5 Union Terrace,
Aberdeen, AB10 1NJ
01224 594 172

Christopher.Paul@dmhall.co.uk

Jackson
CHARTERED SURVEYORS

**Jackson Chartered
Surveyors**

7 Albert Street,
Aberdeen, AB25 1XX
01224 900029

Kevin@jacksonsurveyors.co.uk

DM Hall Commercial Department

12 Bothwell Street, Glasgow, G2 6LU
0141 332 8615

Jackson Chartered Surveyors

7 Albert Street, Aberdeen, AB25 1XX
01224 900029

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

PROPERTY REF: ACA1860

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UNITS 1, 2, 3, 4, 17 & 19 ROBERT LEONARD CENTRE • DYCE • ABERDEEN • AB21 OGG