

Ryden

TO LET

**HARDCORE SECURE STORAGE
YARDS**

**TOTAL SITE AREA:
6,191 SQ M (66,639 SQ FT)**



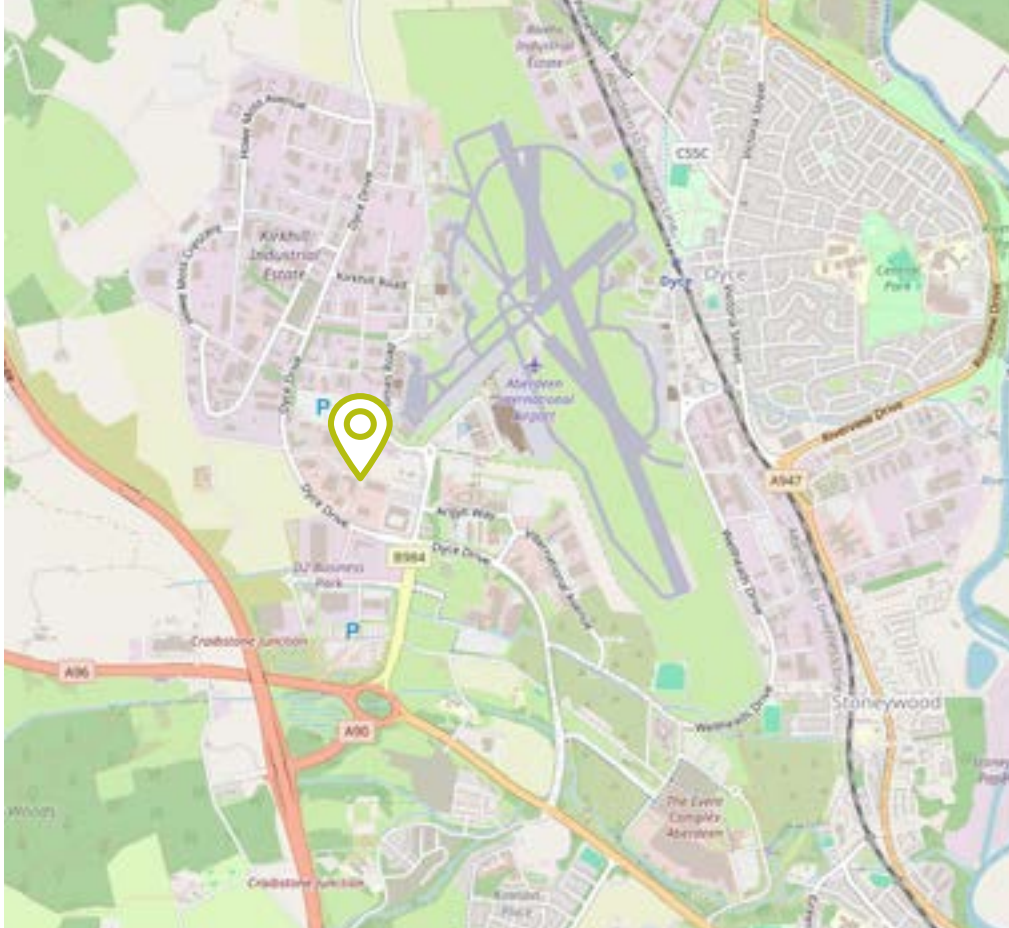
**KIRKHILL
COMMERCIAL PARK
DYCE AVENUE
DYCE, ABERDEEN
AB21 0LQ**

**EXCELLENT CONNECTIVITY
TO ABERDEEN
INTERNATIONAL
AIRPORT AND AWPR**

**AVAILABLE AS A WHOLE
OR INDIVIDUALLY**

AVAILABLE IMMEDIATELY

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**THE SUBJECTS
ARE LOCATED
IN KIRKILL
COMMERCIAL
PARK, DYCE - ONE
OF ABERDEEN'S
PREMIER
BUSINESS PARKS**



LOCATION

The subjects are located in Kirkhill Commercial Park, Dyce - one of Aberdeen's premier business parks.

By virtue of its location, the park benefits from excellent connectivity with Aberdeen International Airport and direct access on to Dyce Drive, which leads onto the A96 and the Aberdeen Western Peripheral Route (AWPR).

Surrounding occupiers include; Expro, Trac Oil and Gas, Survivex, Bristow, CHC, Babcock Offshore and Rentair.

DESCRIPTION

The subjects comprise of 4 individual hardcore surfaced yards with access via steel double entry gates.

The yards can be leased as a whole or in part.

ACCOMMODATION

The site has been measured using online mapping software and provides the following accommodation:

DESCRIPTION	SQ M	SQ FT
PLOT 1	1,433	15,425
PLOT 2	1,224	13,175
PLOT 3	1,859	20,010
PLOT 4	1,675	18,029
TOTAL SITE AREA	6,191	66,639

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

RENTAL

£3 per sq ft, exclusive of VAT.

RATEABLE VALUE

The subjects are not currently entered in the Valuation Roll and will require to be re-assessed upon occupation.

ENTRY

Immediately, upon conclusion of missives.

VAT

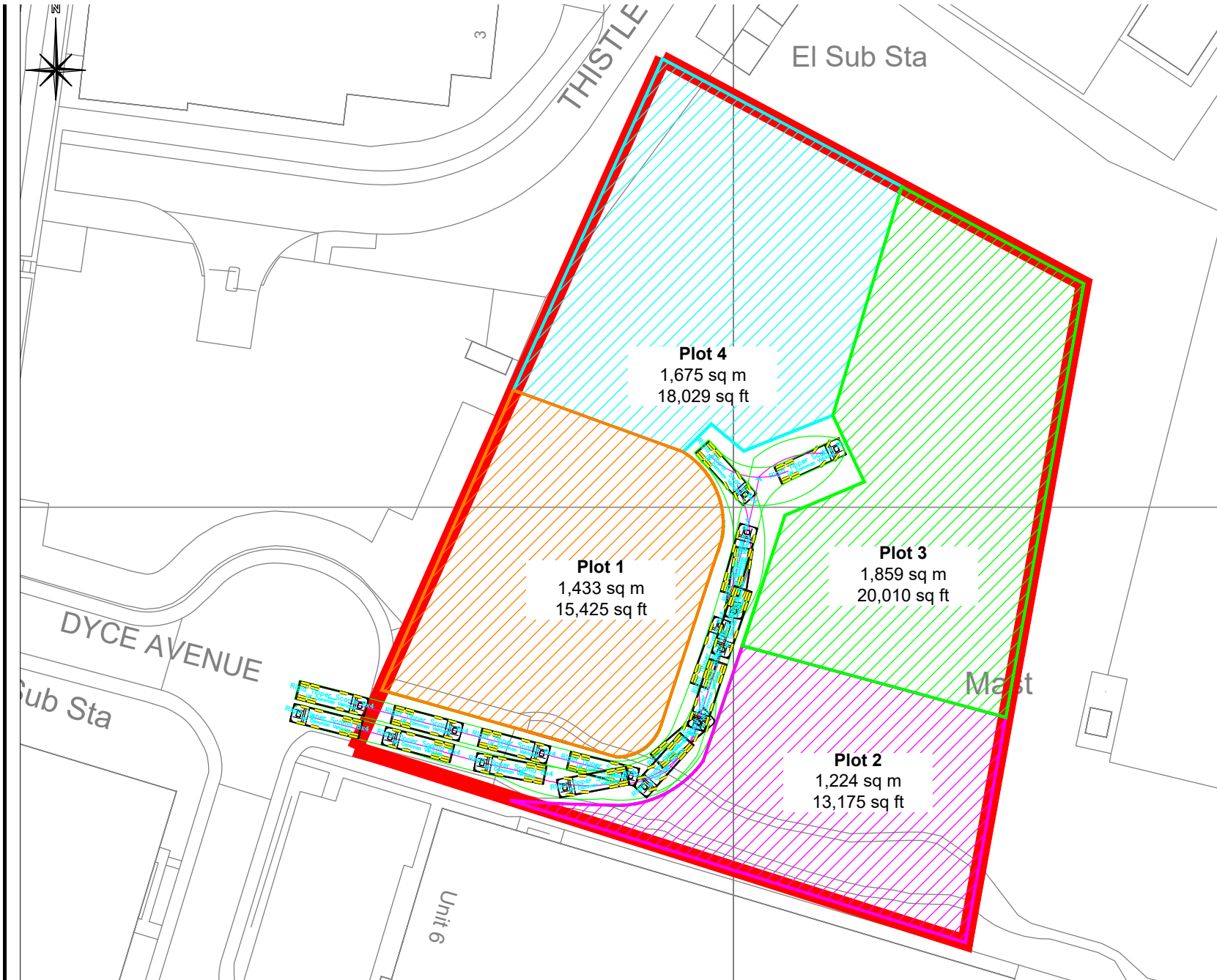
All figures quoted are exclusive of VAT.

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.



2. This drawing is to be read in conjunction with all relevant Engineers' and Service Engineers' drawings and specifications. This drawing is copyright.

Rigid Tipper Scania 8x4

Wheels : 2.50 meters
Track : 2.40
Lock to Lock Wheel : 6.80
Steering Angle : 31.6

Rev	Date	Description	Ckd	By
A	16/04/26	Amended areas	TC	MC
A	25/03/26	Amended 7m access and boundary	TC	MC

Cora^{ih}

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Client: The Hub (NW) Ltd.

Project: Dyce Avenue Aberdeen

Title: Site Layout Tracking

Drawing Status:

Job No. 16-2043

Drawn	Checked	Scale at A3	Date	Issue Date
MC	TC	1:500	19/03/26	-

Drawing No. 101 B

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GET IN TOUCH

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

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