

DM HALL

To Let

Class 4 — Business

Office Premises,
Kirkhill Drive,
Kirkhill Industrial
Estate, Dyce,
AB21 0EU



**201.43 sqm
(2,168 sq ft)**

Property Details

- Well-presented first-floor office suite
- Prominent position within Dyce, one of Aberdeen's key commercial hubs
- Available on flexible Internal Repairing and Insuring lease terms
- Potential eligibility for Small Business Rates Relief
- 10 dedicated car parking spaces
- Rent: £17,500 per annum

LOCATION

Dyce is a well-established commercial and industrial hub, situated just off the AWPR dual carriageway. The area benefits from excellent connectivity south to Aberdeen (c.7 miles) and north to Ellon (c. 17 miles). The property occupies a prominent position, just off Dyce Drive, surrounded by industrial occupiers, cafes and local amenities.

Click on the map icon to see the properties' exact location on Google Maps.



DESCRIPTION

The property comprises a modern, first-floor office suite within a larger detached industrial building. The accommodation provides a predominantly open-plan layout with a number of cellular private offices, boardrooms and staff amenities formed by stud partitioning.

The space has historically been used as offices and is ideally suited for continued office use, or for any other use falling within Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997, subject to local authority consent.

Key features include:

- Two self-contained access points
- Open-plan layout
- LED spot and pendant lighting
- Underfloor cabling
- Designated staff's kitchen area
- Designated WC's facilities

DM HALL



Regulated by
RICS

Externally, the property benefits from 10 dedicated car parking spaces to the front of the building.

ACCOMMODATION

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

First Floor	201.43 sqm	(2,168 sq ft)
-------------	------------	---------------

SERVICES

The property is served with mains electricity and water with drainage being to the main public sewer. Any ingoing occupier will be responsible for all utilities consumed.

ENERGY PERFORMANCE

D [60]

Full documentation is available upon request.

NON-DOMESTIC RATES

The property currently forms part of a larger entry and will require re-assessment prior to occupation. An indicative figure can be provided on request.

Any ingoing occupier may qualify for rates relief under the Non-Domestic Rates (Small Business Bonus Scheme). Interested parties should verify their own position with the Local Authority. The Uniform Business Rate for 2024/2025 is 49.8p in the £.

Water and wastewater charges are also payable.

RENT

£17,500 per annum, on Internal Repairing and Insuring lease terms.

Indicative insurance costs are available on request.

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 occupier 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 are legally required to complete due diligence on Tenants. Once an offer has been accepted, the prospective Tenant(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.

Make an enquiry

Christopher.Paul@dmhall.co.uk

Melissa.Morice@dmhall.co.uk

DM Hall Commercial Department

4-5 Union Terrace
Aberdeen AB10 1NJ

01224 594 172

IMPORTANT NOTE: 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.