



2 Thistle Road, ABERDEEN, AB21 7DU

Detached office with generous car parking

- Secure site
- Office IPMS 3 – 200.03 sq.m (2,153 sq.ft) approx.
- Immediate entry
- Short term lease available
- Competitive rent
- Excellent transport links



LOCATION

The subjects are situated on Thistle Road at the junction with Forties Road, which is located approximately seven miles north-west of the city centre, on the western boundary of Aberdeen International Airport. Kirkhill Industrial Estate benefits from excellent road links via Dyce Drive, the main estate road within Dyce, which in turn joins the A96, the main Aberdeen to Inverness road. Road access will be further improved by the completion of the Aberdeen Western Peripheral route (AWPR), which is scheduled for 2018. Other nearby occupiers include Expro, Falck, Bristow Helicopters and Eastern Airways.

DESCRIPTION

The subjects comprise a single storey office with a secure tarmac surfaced car park on a secure site. The property is constructed of rendered block with a flat mineral felt roof. Internal finishes include concrete carpeted floors, plastered and painted walls and suspended ceiling.

The subjects enjoy a substantial amount of natural light through the full height windows, with additional artificial lighting from fluorescent strip lighting in the ceiling.

The car park is generous for a property of this size with ample space for at least 12 cars. The car park could also be used as yard.

FLOOR AREAS

We calculate the approximate floor area of the premises as follows:

Office: 200.03 sq.m (2,153 sq.ft) approx.

The above floor area has been calculated in accordance with the International Property Measurement Standards 3 (IPMS 3).

Useable Parking / Yard: 359 sq.m / 3,864 sq.ft.

RENT

On application

ENTRY

Immediate entry is available upon conclusion of legalities.



LEASE TERMS

The subjects are available on the basis of a full repairing and insuring lease on terms to be agreed. Any medium or long term leases will include 5-yearly rent reviews. Short-term leases will be considered.

RATING

The premises are currently entered in the Valuation Roll with a Rateable Value of £41,750, effective from 1 April 2017. The incoming occupier will have the right to appeal this assessment.

EPC

The subjects currently have an EPC Rating of "G".

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues as appropriate.

VAT

All prices and rents quoted are exclusive of VAT.

VIEWING AND OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.

To arrange a viewing contact:



Katherine Monro

Head of Agency (Aberdeen)
Katherine.monro@g-s.co.uk
Direct Dial : 01224 218158



Bruce Murdoch

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