

Industrial

UNIT B2 | LOMBARD CENTRE

Kirkhill Place, Dyce, Aberdeen, AB21 0GU

UNIT B2 | 6,597 SQ FT

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A high quality industrial unit with purpose built office accommodation. The space is suitable for a variety of uses including light industrial, workshop, storage and trade counter. Lombard Centre comprises 10 modern industrial units which have recently undergone an external refurbishment. The estate is exceptionally well located within a few minutes drive-time to both Aberdeen International Airport and the new Aberdeen Western Peripheral Route. Local occupiers include Pirttek, DHL and Kuehne & Nagel. Please note, this unit can be combined with Unit B1 to provide a 12,700 sq ft unit.

Lease Type

New



Unit Summary

- Office Accommodation
- LED Lighting
- 24 Hour Access
- Car Parking
- WC Facilities
- CCTV

£

	Per Annum	Per Sq Ft
Rent	£53,500.00	£8.11
Rates	£21,492.00	£3.26
Maintenance Charge	£9,900.00	£1.50
Insurance	£1,319.40	£0.20
Total Cost	£86,211.40	£13.07

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

For more info please visit: unit.info/UIP0100875

+44(0) 808 169 7554

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Location

The estate is located within Kirkhill Industrial Estate, Dyce. Kirkhill Industrial Estate is situated adjacent to Aberdeen Airport and Heliport Terminals, approximately 7 miles north-west of Aberdeen City Centre.



Road
A96: 2 mile



Airport
Aberdeen Airport: <1 mile



Rail
Dyce railway: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (26)



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Key Contact



Sarah Black
Asset Manager

"Sarah joined Indurent in 2020 and is our Customer Engagement Manager for our properties in Scotland. Please drop Sarah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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