

1

Kirkhill Place
Dyce
Aberdeen AB21 0GU

ABERDEEN

ABERDEEN
INTERNATIONAL
AIRPORT

ABZ

7 & 8 LIVE

AkerSolutions

CROWNE PLAZA
BY IHG

OCEANEERING

Marriott

EMERSON

ASCO

AWPR



Bristow

EXPRO

1

DHL

Baker Hughes

FOR SALE

- Multi-let Industrial Investment Opportunity
- Seven units totalling 14,790 sq ft
- Prime industrial location beside Aberdeen International Airport



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EXECUTIVE SUMMARY

- Prominent multi-let terraced industrial units in Dyce
- Heritable interest (Scottish equivalent of English Freehold)
- Long standing tenant history
- Popular, smaller units
- Passing rent of **£124,500 pa**
- Seeking offers over **£1,150,000** exclusive of VAT
- Attractive net initial yield of **10.23%** after purchaser costs
- Attractive capital value of **£77.75 per sq ft**

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LOCATION

The property is located on the prime Kirkhill Industrial Estate, beside Aberdeen International Airport and six miles north-west of the City Centre and Aberdeen Harbour. There is excellent access to the Aberdeen Western Peripheral Route, offering connectivity to the north, south, east and west.

Major occupiers in Dyce include BP, Rolls Wood Group, Altrad, Siemens, Halliburton, Baker Hughes, Aker Solutions and Emerson.

TRAVEL DISTANCES

Aberdeen International Airport	3 mins
Dyce Train Station	6 mins
City Bypass (AWPR)	5 mins
Aberdeen Harbour	23 mins



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TENANCY SCHEDULE

Property	Area sq ft	Annual Rental	Rent/sq ft	Lease start	Lease expiry	Tenant	Comment
Unit 1 Kirkhill Place, Dyce	2,192	£19,000	£8.67	22-Oct-04	21-Oct-30	Rainbow Cars Limited	FRI
Unit 2 Kirkhill Place, Dyce	2,209	£19,000	£8.60	1-Apr-12	31-Mar-29	Pressure Control Systems Limited	FRI Tenant Break 31-Mar-27
Unit 3 Kirkhill Place, Dyce	2,114	£16,000	£7.57	30-Sep-20	29-Sep-30	SICD Ltd	FRI with Schedule of Condition
Unit 4 Kirkhill Place, Dyce	2,313	£18,000	£7.78	1-Dec-25	30-Nov-30	Fresh Jet Catering Ltd	FRI with Schedule of Condition
Units 5, 6 + 7 Kirkhill Place, Dyce	5,962	£52,500	£8.81	1-Nov-11	31-Mar-30	Kinetics Controls & Innovation Ltd	FRI with Schedule of Condition
Total	14,790	£124,500					

TENANT COVENANTS

The tenants provide strong credit ratings from Creditsafe as follows:

Tenant	Creditsafe Rating
Rainbow Cars Limited	95A – very low risk
Pressure Control Systems Limited	51B – low risk
SICD Limited	86A – very low risk
Fresh Jet Catering Limited	76A – very low risk
Kinetics Controls and Innovation Limited	96A – very low risk

EPC

The units all have EPC ratings of B and C.

VAT

The property has been elected for VAT and it is the intention to treat this transaction as a Transfer of a Going Concern.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on a purchaser. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

PROPOSAL

Seeking offers over £1,150,000 exclusive of VAT, for our client's heritable interest, reflecting a net initial yield of 10.23% after purchaser costs.

VIEWINGS AND FURTHER INFORMATION

Please contact the sole agent for all viewings, all offers should be submitted in writing:

Dave Macleod

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FG Burnett

DISCLAIMER: Whilst every care has been taken in the preparation of these particulars and they are believed to be correct they are not warranted and should not be taken to form part of any contract. Any purchaser or lessee should satisfy themselves as to the correctness of each of the statements contained in these particulars. The owner of the property does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property described in these particulars. August 2026.