



FG[®] Burnett

For Sale

Kirkhill Drive,
Kirkhill Industrial Estate

Dyce, Aberdeen, AB21 0EU

1,383 sq.m | 14,887 sq.ft

- Offers in the region of £450,000 exc VAT for the heritable interest
- Site area c. 0.49 hectares (1.2 acres)
- Refurbishment/redevelopment opportunity (subject to planning)

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Gross Internal Areas derived:

Offices	977.1 sq.m	10,518 sq.ft
Workshop	405.9 sq.m	4,369 sq.ft
Total	1,383.0 sq.m	14,887 sq.ft
Yard	367.2 sq.m	3,953 sq.ft

Price

Offers in the region of £450,000 exc VAT are invited for the benefit of the heritable interest in the premises.

Rateable Value

The Rateable Value effective from 1 April 2026 is £127,000.

Rates Detail

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

Copy available on request.

VAT

VAT will be payable in addition to the sale price.

Legal Costs

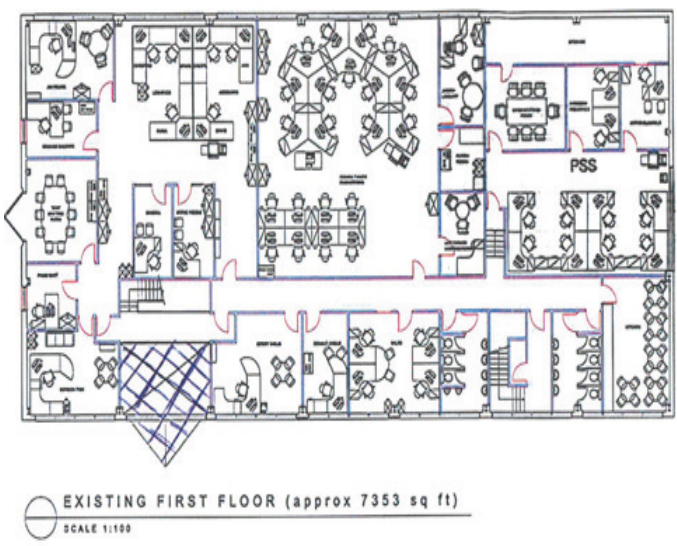
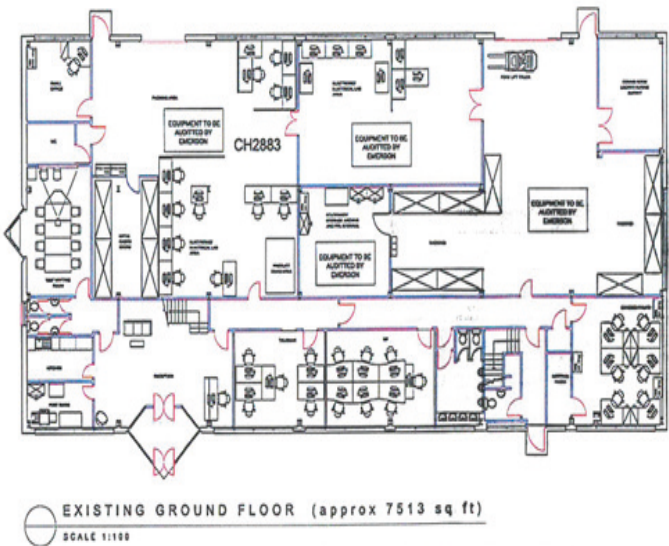
Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. 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.

Entry

On conclusion of legal missives.





Viewings & Offers

All offers should be submitted in writing to the sole agent.

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fgburnett.co.uk

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