

Fyvie House

HOWE MOSS AVENUE, KIRKHILL INDUSTRIAL ESTATE, DYCE, AB21 0GP

TO LET Modern Industrial Facility with Craneage



KEY HIGHLIGHTS

- Prominent position within established Industrial Estate
- 25T, 10T and 8T cranes in situ
- Large secure yard area
- Excellent transport links



DESCRIPTION

The subjects have been developed in two phases.

Phase 1 comprises a workshop is of steel portal frame construction off a concrete floor, under a pitched roof with insulated aluminium cladding. The workshop benefits from an eaves height of 8.75m, electric roller shutter door, three hot air gas fired blowers and an 8 tonne crane.

Phase 2 comprises a workshop is of steel portal frame construction off a concrete floor, under a pitched roof with insulated aluminium cladding. The workshop benefits from an eaves height of 8.75M, three electric roller shutter doors, AmbiRad heaters a 25T and 10T tonne crane.

Office accommodation is also provided within the Phase 2 element. The current layout provides a mix of open plan, private cellular offices and meeting rooms. There is also a staff breakout area and locker room facilities are located on the ground floor.

Secure yard space is provided which is surfaced in a mixture of concrete and tarmac. There is an opportunity to acquire additional office space within the building if required.

ACCOMMODATION

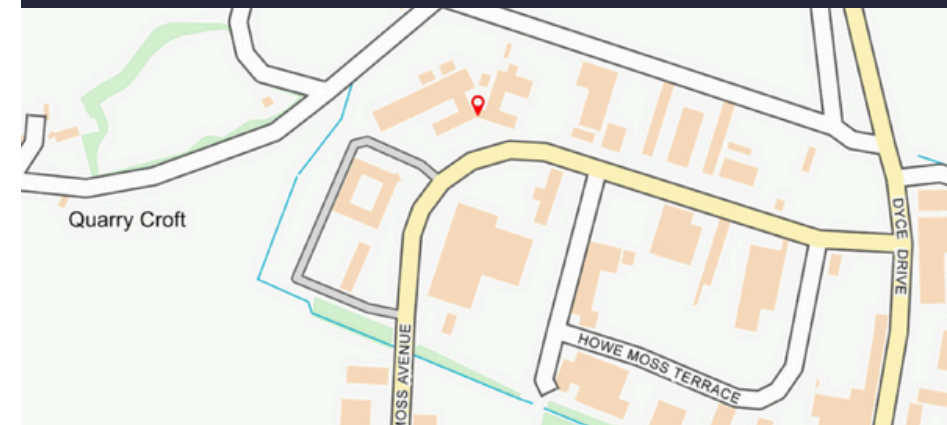
The premises extend to the following approximate gross internal floor areas (GIA):

Description	Area (sq m)	Area (sq ft)
Phase 1 Workshop	548.86	5,908
Phase 1 lab/welfare	244.33	2,530
Phase 1 compressor room	49.51	533
Phase 1 FF Off (above lab)	103.86	1,118
Total	946.56	10,089
Phase 1 Yard	465.06	5,006
Phase 2 Workshop	1,829.15	19,689
Phase 2 w/s off/welfare	240.15	2,585
Phase 2 GF Off	106.00	1,141
Phase 2 FF Off	482.62	5,195
Total	2,657.92	28,610
Phase 2 Yard	2,918.00	31,410

LOCATION

The subjects are situated in a prominent, elevated position within Kirkhill Industrial Estate which is located some 6 miles north west of Aberdeen City Centre. Kirkhill Industrial Estate is situated to the West of Aberdeen International Airport and approximately seven miles from Aberdeen City Centre. The property benefits from close proximity to the new A90 providing excellent transport links to the city centre and areas both north and south. Nearby occupiers include Aker, Haliburton, Baker Hughes and Ethos Energy.

The exact location can be seen on the plan below.



Fyvie House Howe Moss Avenue, Kirkhill Industrial Estate, Dyce, AB21 0GP



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LEASE TERMS

The premises is currently held on a lease until November 2027, incorporating an option to extend until November 2028. The passing rent for both Phase 1 and 2 is £310,000 It would be our clients intentions to sub-lease or assign the head lease to any interested party. There is also an opportunity to agree a longer lease direct with the landlord.

ENERGY PERFORMANCE CERTIFICATE

The building has an Energy performance Rating of C.

RATEABLE VALUE

The subjects are entered into the valuation roll with a Rateable Value as follows:

Phase 1: £63,500
Phase 2: £254,000

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

VAT

All prices quoted in the schedule are exclusive of VAT

ENTRY

Immediate upon the conclusion of legal formalities.

CONTACT

For further information please contact:



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