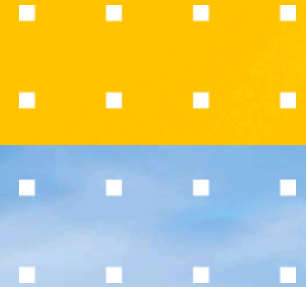


Airport Commerce Park

HOWE MOSS DRIVE, KIRKHILL INDUSTRIAL ESTATE, DYCE, ABERDEEN, AB21 0GF

To Let - Modern Industrial Units



savills



DESCRIPTION

Airport Commerce Park Estate houses 9 units in total. There are five terraced units to the front of the park while Units 6 to 9 sit within their own secure compound at the rear of the wider estate.

Please see the specification of the units below:

- The units are of steel portal frame construction with full height concrete blockwork walls.
- New gate in place to access units 6-9.
- Electric Roller Shutter doors.
- Minimal office content (Unit 6 features a mezzanine level office).
- Eaves height of 5.5 metres.
- Dedicated car parking to the front of each unit with communal spaces within the forecourt.
- Unit 4 has been fully refurbished.

LOCATION

The subjects are located on the west side of Howe Moss Drive, approximately 1 mile from Aberdeen International Airport within the well-established Kirkhill Industrial Estate. The location benefits from excellent transport links due to it having easy access to the new A90. The property is situated only 7 miles from the city centre of Aberdeen which provides further transport links via rail.

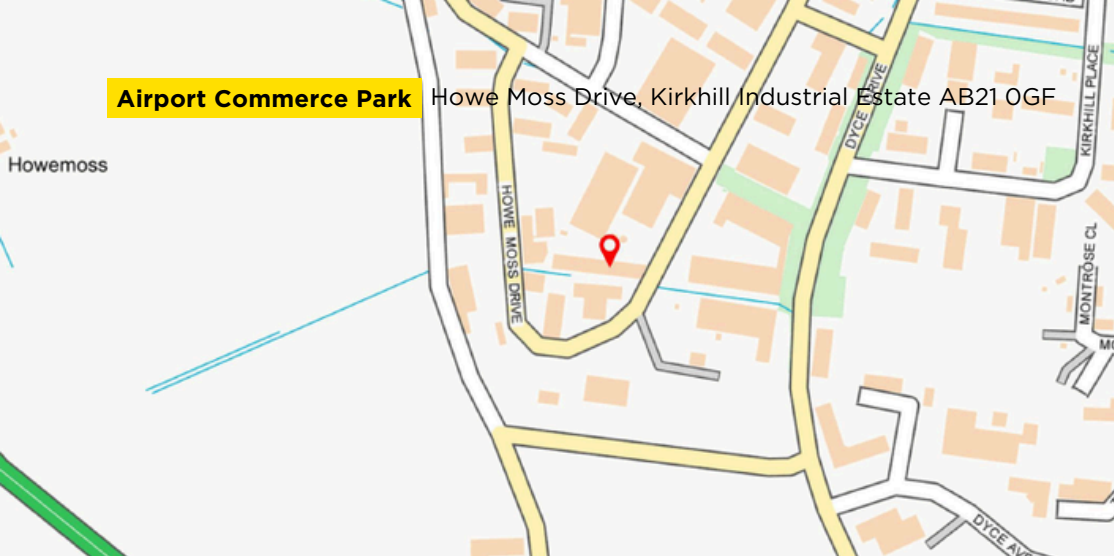
ACCOMODATION

UNIT	OFFICE	WORKSHOP	TOTAL
1	16.97 sq. m (182 sq. ft)	110.46 sq. m (1,189 sq. ft)	140.6 sq. m (1,514 sq. ft)
2	74.41 sq. m (801 sq. ft)	110.46 sq. m (1,189 sq. ft)	184.87 sq. m (1,990 sq. ft)
4	23.03 sq. m (248 sq. ft)	112.81 sq. m (1,214 sq. ft)	135.8 sq. m (1,462 sq. ft)
6	41.90 sq. m (461 sq. ft)	160.36 sq. m (1,726 sq. ft)	202.26 sq. m (2,187 sq. m)
8	22.29 sq. m (240 sq. ft)	160. 23 sq. m (1,724 sq. ft)	182.5 sq. m (1,965 sq. ft)



Airport Commerce Park

Howe Moss Drive, Kirkhill Industrial Estate AB21 0GF



IMPORTANT NOTICE

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BUSINESS RATES

Any ingoing tenant to unit 1, 2 or 4 may eligible for rates relief through the small business bonus scheme.

The below rateable values are effective as of the 1st April 2026:

Unit 1 - £13,500
Unit 2 - £16,250
Unit 4 - £15,250
Unit 6 - £21,000
Unit 8 - £18,500

LEASE TERMS

The premises are available on a new Full Repairing and Insuring lease.

RENT

On application.

SERVICE CHARGE

Each unit on the estate will contribute to the upkeep of the common areas by way of a service charge.

VAT

All prices, rent and premiums are quoted exclusive of VAT which may be applicable.

EPC

A copy of the energy performance certificate can be provided to any interested parties upon request.

ENTRY

Immediately upon conclusion of missives.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS AND OFFERS

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

CONTACT

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