

TO LET

UNIT 4, HOWE MOSS AVENUE

Kirkhill Industrial Estate Dyce Aberdeen AB21 0GP



Key Highlights

- 290.3 sq. m (3,125 sq. ft)
- 4.3m eaves height (approx.)
- Electric roller shutter door
- Close proximity to Aberdeen International Airport and P&J Live Arena
- Excellent connectivity to new A90 and A96

37 ALBYN PLACE
ABERDEEN
AB10 1YN

01224 971 111

savills.co.uk

savills



LOCATION

The industrial property is located on the east side of Howe Moss Avenue within Kirkhill Industrial Estate, Dyce, Aberdeen. Kirkhill Industrial Estate is situated to the West of Aberdeen International Airport, 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 DHL, Haliburton, Flowserve and Iron Mountain.

The exact location can be seen on the plan above.

ACCOMODATION

FLOOR AREA	SQ FT	SQ M
Warehouse	1,920	178.40
Office	694	64.49
Mezzanine	511	47.44
TOTAL	3,125	290.3

DESCRIPTION

The property comprises an end terrace industrial unit together with a small office and communal forecourt for circulation. The building is of steel portal frame construction, off a concrete floor, under a pitched roof. Artificial lighting is provided by way of a mixture of high bay CAT2 lights and fluorescent strip lights. The unit has an eaves height of approx. 4.5m and vehicular access is provided via an electric roller shutter door. Dedicated parking is also provided to the front of the unit.

The specification of the unit is as follows:

- Mix of stonework and steel clad walls
- Painted plasterboard walls within the office
- Fluorescent strip lights throughout
- Laminate flooring
- Two toilets
- 4.3m eaves height
- Roller shutter door
- Mezzanine in place

LEASE TERMS

The subjects are available on full repairing and insuring lease terms.

RENT

Upon application.

RATEABLE VALUE

The property is entered into the valuation role at a valuation of £19,000 effective as of 1st April 2023.

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.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of F. Full EPC documentation will be provided ahead of any new lease commencing.

VAT

All prices quoted in the schedule are exclusive of VAT.

ENTRY

Available February 2026.

CONTACTS

For further information please contact:

Claire Herriot

claire.herriot@savills.com
01224 971 139

Ben Clark

ben.clark@savills.com
01224 971 123

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 08.10.2025

