

# Unit A Howe Moss Drive

KIRKHILL INDUSTRIAL ESTATE, DYCE, ABERDEEN AB21 0GL

TO LET - WORKSHOP, OFFICES AND YARD



## Unit A Howe Moss Drive

Kirkhill Industrial Estate, Dyce, Aberdeen AB21 0GL



## DESCRIPTION

- Detached industrial building with two-storey offices at the front.
- Steel portal frame construction with concrete block dado wall.
- Harled externally and clad above with PVC metal sheeting.
- Secure concrete yard to the side/rear and car parking in front.
- Warehouse features:
  - Two 5-tonne overhead cranes.
  - Oil-fired hot air blower.
  - Approx. 5.4m eaves height.

### Office features:

- Kitchen on the ground floor.
- Tea prep areas on each floor.
- Toilets on both floors.
- Electric panel heating.
- Mixture of CAT 2 and fluorescent strip lighting.
- Recent refurbishment includes:
  - New LED lighting in the warehouse.
  - Internal and external painting.

## LOCATION

Situated on Howemoss Drive within Kirkhill Industrial Estate. Close to Aberdeen International Airport in Dyce. Approximately 7 miles northwest of Aberdeen city centre. Nearby major occupiers include Halliburton, Baker Hughes, Aker, and BP.

## KEY HIGHLIGHTS

- Total GIA: 785.1 sq. m (8,450 sq. ft.)
- Yard: 919 sq. m (9,892 sq. ft.)
- Two 5-tonne overhead cranes
- Light refurbishment undertaken

## ACCOMODATION

AREA	SQ. M	SQ. FT
Warehouse	562.10	6,050
Offices - Ground Floor	111.50	1,200
Offices - First Floor	111.50	1,200
<b>Total</b>	<b>785.10</b>	<b>8,450</b>
Yard	919.00	9,892



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## LEASE TERMS

Offered on a new full repairing and insuring lease for a negotiable period.

## RENT

£85,000 per annum.

## RATING

Rateable Value: £73,500. Uniform Business Rate (2024/2025): 54.5p in the £.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## LEGAL COSTS

Each party responsible for their own legal costs. Ingoing tenant liable for LBTT and registration dues.

## VAT

All figures quoted are exclusive of VAT.

## CONTACT

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