

TO LET

IN WHOLE OR PART (RECONFIGURATION OPTIONS AVAILABLE)



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



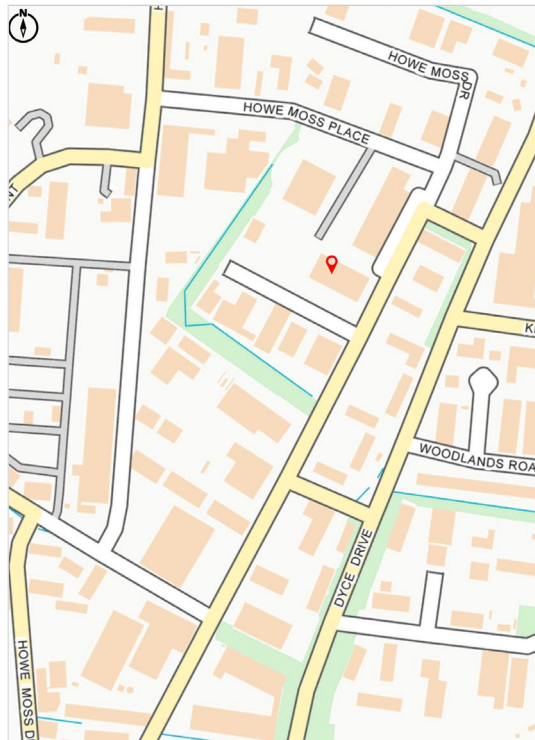
#### LOCATION

The property occupies a prominent site fronting Howemoss Drive within the Kirkhill Industrial Estate which is close to Aberdeen International Airport at Dyce.

Dyce is located some 7 miles north west of Aberdeen city centre and major occupiers established within the surrounding area include Haliburton, Baker Hughes, Aker and BP.

#### DESCRIPTION

The main property comprises an industrial building with dispatch office and welfare facilities. It is of steel portal frame construction with concrete block dado walls harled and clad over and above with insulated sheeting and concrete floor. The warehouse benefits from:



- High bay sodium lighting
- Gas fired and electric heaters
- 2 x electric roller shutter doors
- Internal eaves height of 5 meters.

There is a second industrial unit of similar construction connected by a approx. 1.25 acre storage yard finished partly in concrete and partly in hardcore.

Adjoining the main warehouse is a single storey modern office building of concrete block construction with a pitched roof. The office is finished to a high specification and benefits from:

- Predominately open plan with optional fit out in situ
- Reception finished to an extremely high standard
- Excellent natural light including sky lights
- Gas central heating system
- Mixture of air conditioning and comfort cooling
- Floor boxes
- CAT 2 lighting
- Staff amenity
- Car parking for 70 vehicles.

## ACCOMMODATION

The property can be offered on the two bases outlined below. The accommodation is provided on a Gross Internal Area (GIA) basis:

### Option 1 — Whole Property

Description	Sq. m	Sq. ft
Warehouse — Main	889.45	9,574
Warehouse — Smaller	350.15	3,669
Offices	980.12	10,550
<b>TOTAL</b>	<b>2,219.72</b>	<b>23,743</b>
Yard	5,049.00	54,347

### Option 2 — Warehouse with part offices only

Description	Sq. m	Sq. ft
Warehouse — Main	873.00	9,397
Warehouse — Smaller	350.15	3,769
Offices	176.98	1,905
<b>TOTAL</b>	<b>1,264.13</b>	<b>15,071</b>
Yard	5,049.00	54,347

## RATING ASSESSMENT

The property is entered in the current Valuation Roll at £201,000.

The Uniform Business Rate for the year 2023/2024 is 52.4p in the £.

However, the above assessment will be revalued and reduced to take account of the new layout. The assessment would also require to be split if the accommodation was let in part. An estimate for option 2 as outlined above can be provided.

## LEASE TERMS

The property is offered on a new full repairing and insuring lease.

## SERVICE CHARGE

If the property is split a service charge will be payable for the common areas. An estimate can be provided.



OPTION 2  
PROPOSED SPLIT UNIT FLOOR PLAN



- Option 2
- Common Areas
- Office Suite



#### RENTAL

Option 1 - £225,000 per annum, exclusive.

Option 2 - £175,000 per annum, exclusive

#### VAT

All figures quoted are exclusive of Value Added Tax.

#### EPC

The main building has an EPC rating of D. The second industrial unit has an EPC rating of G. Further details are available on request.

#### ENTRY

On completion of legal formalities.

#### LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the incoming tenant liable for LBTT and registration dues in the normal manner.

#### OFFERS & VIEWING

All offers should be submitted in writing to the joint agents who will also make arrangements to view.

To arrange a viewing please contact:



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Director of Commercial Agency

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#### IMPORTANT NOTICE

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6. Date of Publication: September 2023