

Ryden.co.uk
01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET INDUSTRIAL UNIT WITH OFFICES

**To Be
Refurbished**



**UNIT A3
AIRPORT INDUSTRIAL PARK
HOWE MOSS DRIVE
KIRKHILL INDUSTRIAL
ESTATE DYCE
AB21 OGL**

Viewing strictly by appointment with
The letting agents.

Floor Area:
852 sq m (9,170 sq ft)

Contact:
**Thomas Codona
Daniel Stalker**

Telephone:
01224 588866

E-mail:
**thomas.codona@ryden.co.uk
daniel.stalker@ryden.co.uk**

Edinburgh
0131 225 6612

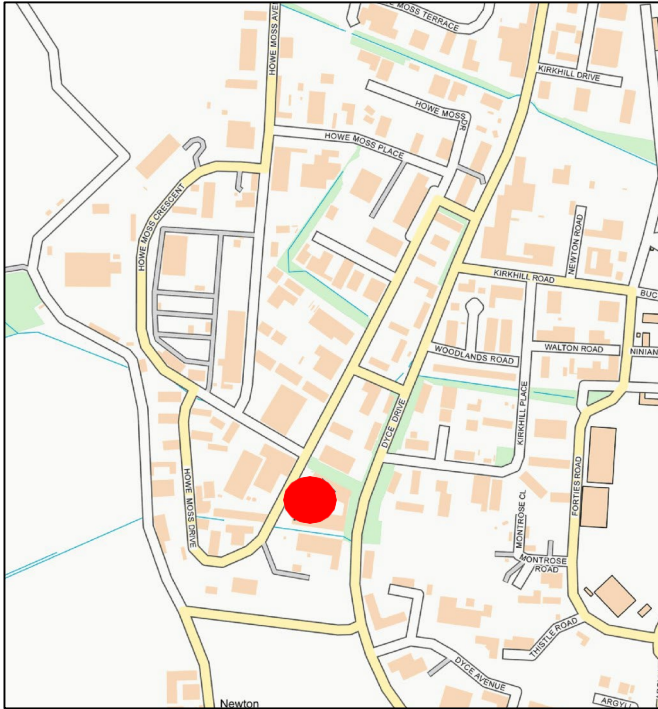
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



Location:

The property is located within Airport Industrial Park, which is situated on Howe Moss Drive and forms part of the wider Kirkhill Industrial Estate, one of the principal industrial centres in Aberdeen. The estate sits adjacent to Aberdeen International Airport and is home to major occupiers such as Halliburton, Baker Hughes and CHC Helicopters. The exact location is shown on the street plan above.

Description:

The subjects form part of an end-terraced industrial unit comprising of workshop accommodation with supplementary office space.

The offices comprise a single-storey structure of block construction under a flat felt covered roof. Internally, there is a main open plan area, private meeting room and welfare facilities. Flooring is a combination of carpet tiles and vinyl whilst walls are painted plasterboard finished. There is a suspended ceiling with inset diffused lighting and heating is provided via electric radiators.

The workshop is of steel portal frame construction with concrete block to dado height and profiled steel insulated cladding above, under a pitched, insulated sheet clad roof. The floor is painted concrete. Access to the workshop is by way of a roller shutter door measuring 4.8m wide and 5.3m high. The internal eaves height is 6.95m and there is three phase electricity. There is a large workshop office within the warehouse.

Lease Terms:

The premises are available on full repairing terms for a term to be agreed. Any medium/long term lease will provide for periodic upward only rent reviews.

Rent:

£70,000pa, exclusive of VAT and payable quarterly in advance.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of D. A copy of the EPC and Recommendations Report can be made available upon request.

Floor Areas:

The floor areas, as detailed in the lease, calculated on a gross internal basis (GIA), in line with the RICS Code of Measuring Practice (Sixth Edition) are as follows:

Workshop	589 sq m	6,335 sq ft
Workshop Offices	154 sq m	1,662 sq ft
Offices	109 sq m	1,173 sq ft
TOTAL	852 sq m	9,170 sq ft

Rateable Value:

The draft value applied to the property from 1 April 2023 is:

NAV/RV: £63,000

Entry:

Immediate, upon completion of legal formalities.

VAT:

All prices, rents and premiums quoted are exclusive of VAT, if applicable.

Legal Costs:

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any LBTT and registration dues, if applicable.

Viewing & Further Information:

To arrange a viewing or for further information, please contact:

Ryden LLP, The Capitol, 431 Union Street, Aberdeen, AB11 6DA

Tel: 01224 588866

Email: thomas.codona@ryden.co.uk
daniel.stalker@ryden.co.uk

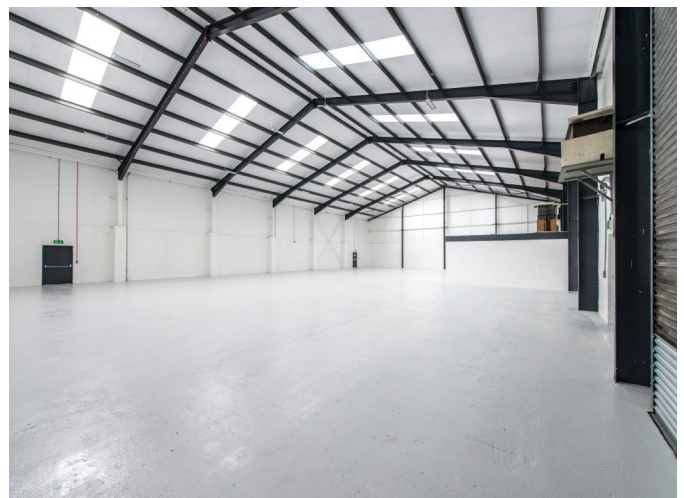


Photo for illustrative purposes only

January 2023