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INDUSTRIAL UNIT WITH OFFICE

- > WITHIN POPULAR INDUSTRIAL ESTATE
- > SIZE – 262.55 SQM (2,826 SQFT)
- > RENTAL - £20,000PA
- > MEZZANINE STORAGE

DELTA
TEK
Global

TO LET

UNIT 11 GREENROLE TRADING ESTATE, HOWE MOSS DRIVE, DYCE, ABERDEEN, AB21 0GL

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LOCATION

The property occupies a prominent site on Howe Moss Drive within the Kirkhill Industrial Estate which is situated 7 miles north west of Aberdeen City Centre and close to the airport.

Major occupiers established within the estate include Aker, Schlumberger, Expro, Halliburton and Baker Hughes.

DESCRIPTION

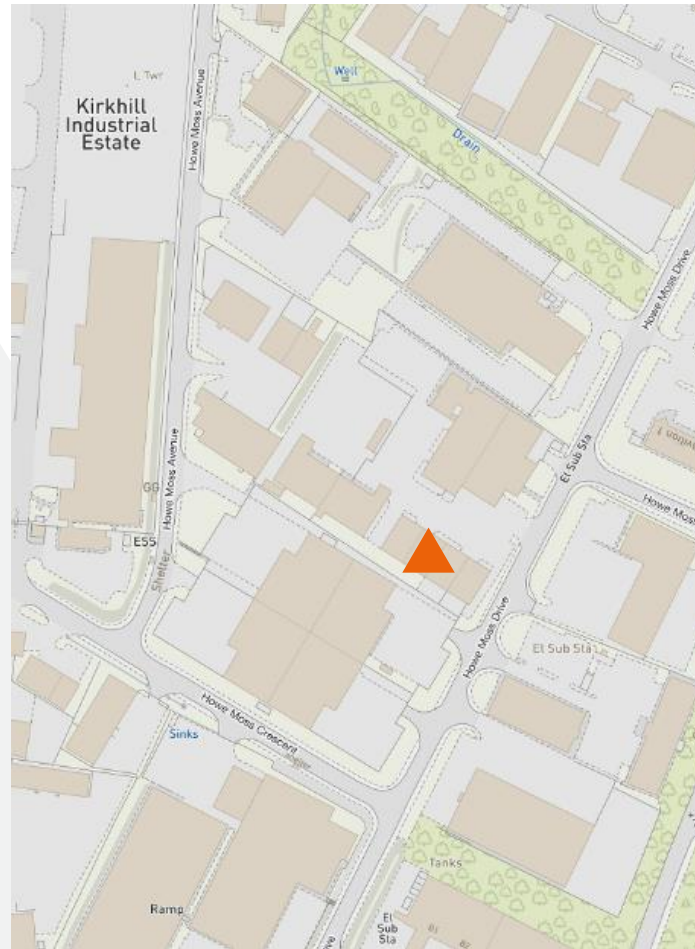
The subjects comprise of a mid terraced industrial unit located within a terrace comprising of 4 individual units of steel portal frame construction with concrete block dado walls roughcast externally and with PVC coated cladding above. The roof is pitched and clad with insulated profile sheeting.

Access to the unit is via a roller shutter door or pedestrian door which access the workshop and office respectively.

Internally, the flooring within the offices is laminate with the walls and ceilings being plasterboard.

Within the workshop, the flooring is concrete with the walls and roof being to the inside face of the blockwork and cladding.

A small store room and mezzanine storage area can also be found within the workshop.



ACCOMMODATION

The unit provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

ACCOMMODATION	SQM	SQFT
Workshop	176.89	1,904
Office	42.79	461
Mezzanine storage	42.87	461
Total	262.55	2,826

There is a forecourt at the front of the unit.

SERVICES

Mains electricity, water and drainage are installed. Electric heating has been installed in the office.

RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £20,500pa. The Rates Poundage for 2022/2023 is 49.8p in the £ therefore £10,209 is payable.

The proposed Rateable Value as a result of the Rating Revaluation from 1st April 2023 is £17,750. An incoming tenant would have the opportunity to appeal this Rateable Value.

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

RENTAL

£20,000 per annum, exclusive.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

All figures quoted are exclusive of Value Added Tax.

ENTRY

Immediately upon completion of legal formalities.

LEGAL COSTS

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

OFFERS & VIEWINGS

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors | 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
James Morrison james.morrison@shepherd.co.uk | 01224 202 836

www.shepherd.co.uk

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