

EPC RATING
A - 09

VIDEO
TOUR
>>

DETACHED MODERN INDUSTRIAL PROPERTY WITH OFFICES

- > GROSS INTERNAL AREA –
1147.50 SQM (12,352 SQFT)
- > RENTAL - £135,000 PER ANNUM
- > 10M EAVES HEIGHT
- > PARKING FOR 30 CARS
- > WITHIN POPULAR INDUSTRIAL
ESTATE

TO LET

HIGH BAY WAREHOUSE BUILDING, HOWE MOSS DRIVE, DYCE, AB21 0GL

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LOCATION

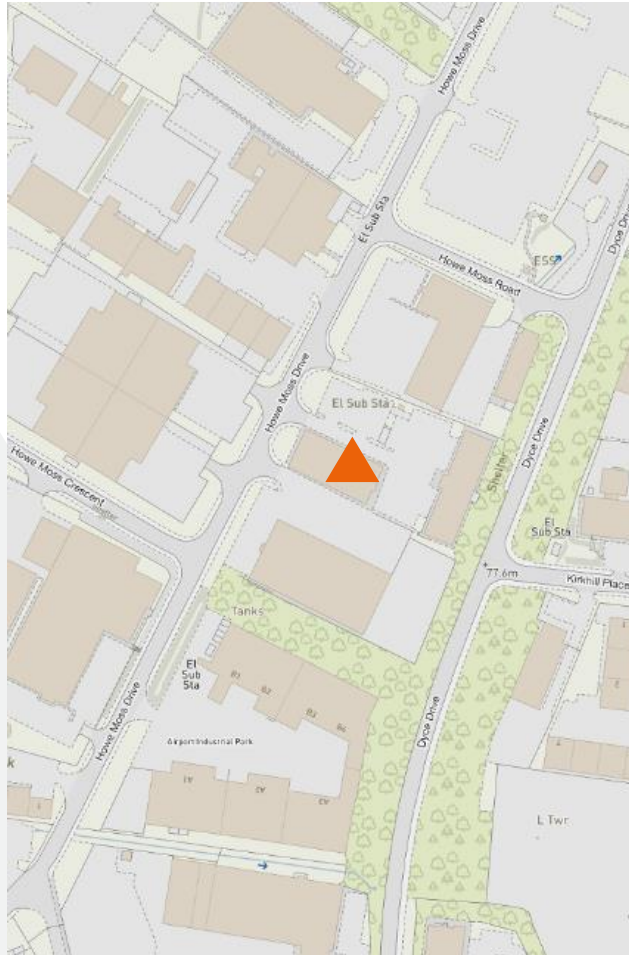
The property occupies a prominent roadside location on Howe Moss Drive within the Kirkhill Industrial Estate which lies on the east side of Aberdeen International Airport within Dyce approx. 7 miles north west of Aberdeen City Centre.

The subjects are also in close proximity to the AWPR which provides rapid access to the north and south of the city.

Aberdeen is regarded as the energy capital of Europe and remains home to a number of global energy companies including BP, Shell and TotalEnergies

The city will be enhanced by the Energy Transition Zone. which has received funding of 26 M from the Scottish Government and £27M from the UK Government, as well as £5M for Aberdeen's underwater technology centre plus £2M for the North Sea Transition Deal.

Commercial occupiers in the surrounding area include Aker, Schlumberger, Expro, Haliburton and Baker Hughes.



DESCRIPTION

The subjects comprise of a detached warehouse facility with offices of steel portal frame construction clad primarily in insulated profile metal sheeting with a feature full height glazed curtain walling in the north west corner. The roof over is also clad in insulated profile metal sheeting.

Internally, the warehouse flooring is concrete with the walls and ceilings being to the inside face of the cladding or painted plasterboard where the offices have been constructed. 2 electric roller shutter doors provide vehicular access and the unit benefits from approx. 10M eaves height. Artificial lighting is provided by a number of high bay sodium fitments.

The office accommodation provides a mixture of open plan and cellular accommodation with the flooring being a mixture of vinyl and carpet with the walls being painted plasterboard. The ceiling is of a suspended design which incorporates a comfort cooling/heating system. Toilets and kitchen facilities are located on each floor and with the offices benefitting from a passenger lift.

Floor plans available on request.



ACCOMMODATION

The property 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
Warehouse	622.85	6,704
Ground Floor Office	165.86	1,785
First Floor Office	179.40	1,931
Second Floor Office	179.40	1,931
Total	1,147.50	12,352

CAR PARKING

The property benefits from 30 car parking spaces

SERVICES

Mains electricity (3 phase), water and drainage are installed.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll as part of a larger entry and will require to be reassessed upon occupation.

LEASE TERMS

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

RENTAL

£135,000 per annum, exclusive.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of A

ENTRY

Immediately upon completion of legal formalities.

VAT

All figures quoted are exclusive of Value Added Tax.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing 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

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