

Airport Commerce Park

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

To Let - Modern Industrial Units



savills

KEY HIGHLIGHTS

- Secure forecourt to the front of units 6 - 9
- Units 6 - 9 can be taken as a whole
- From 180.9 sq. m (1,462 sq. ft) to 203.3 sq. m (2,189 sq. ft)
- Located within well established industrial estate
- Close proximity to the A90 & Aberdeen International Airport

DESCRIPTION

Airport Commerce Park Estate houses 9 units in total. Unit 4 sits amongst five terraced units to the front of the park while Units 6 to 9 sit within their own secure compound at the rear of the wider estate.

Please see the specification of the units below:

- The units are of steel portal frame construction with full height concrete blockwork walls.
- Secure gate at the entrance and exit.
- Electric Roller Shutter doors.
- Minimal office content (Unit 6 features a mezzanine level office).
- Eaves height of 5.5 metres.
- Dedicated car parking to the front of the unit.
- Unit 9 features a car washing bay and a mezzanine storage level.
- Unit 4 has been fully refurbished.

ACCOMMODATION

UNIT	OFFICE	WORKSHOP	TOTAL
4	23.03 sq. m (248 sq. ft)	112.81 sq. m (1,214 sq. ft)	135.8 sq. m (1,462 sq. ft)
6	41.90 sq. m (461 sq. ft)	160.36 sq. m (1,726 sq. ft)	202.26 sq. m (2,187 sq. m)
7	22.87 sq. m (246 sq. ft)	158 sq. m (1,701 sq. ft)	180.9 sq. m (1,947 sq. ft)
8	22.29 sq. m (240 sq. ft)	160.23 sq. m (1,724 sq. ft)	182.5 sq. m (1,965 sq. ft)
9	22.89 sq. m (246 sq. ft)	180.86 (1,946 sq. ft)	203.3 sq. m (2,189 sq. ft)

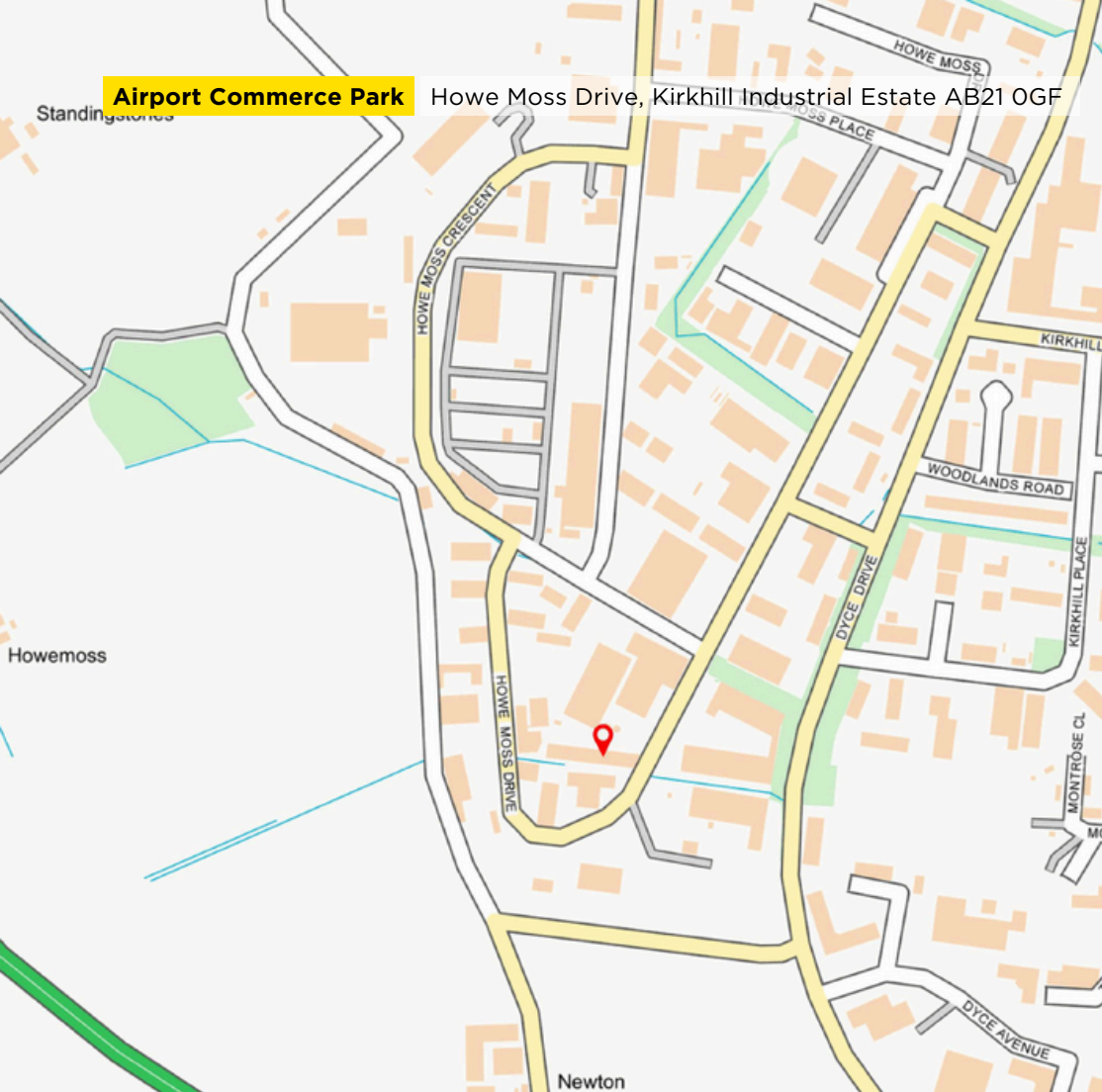
LOCATION

The subjects are located on the west side of Howe Moss Drive, approximately 1 mile from Aberdeen International Airport within the well-established Kirkhill Industrial Estate. The location benefits from excellent transport links due to it having easy access to the new A90. The property is situated only 7 miles from the city centre of Aberdeen which provides further transport links via rail.



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Howe Moss Drive, Kirkhill Industrial Estate AB21 0GF



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BUSINESS RATES

Unit 4 is entered into the valuation roll with a rateable value of £13,000 effective 1st April 2023.

Units 6-9 are entered into the valuation roll at a combined rateable value of £59,000 effective as of 1st April 2023.

If these units were to be let separately then reassessment would be required.

LEASE TERMS

The premises are available on a new Full Repairing and Insuring lease.

RENT

On application.

SERVICE CHARGE

Each unit on the estate will contribute to the upkeep of the common areas by way of a service charge.

VAT

All prices, rent and premiums are quoted exclusive of VAT which may be applicable.

EPC

A copy of the energy performance certificate can be provided to any interested parties upon request.

ENTRY

Immediately upon conclusion of missives.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS AND OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.

CONTACT

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