

Ryden

TO LET

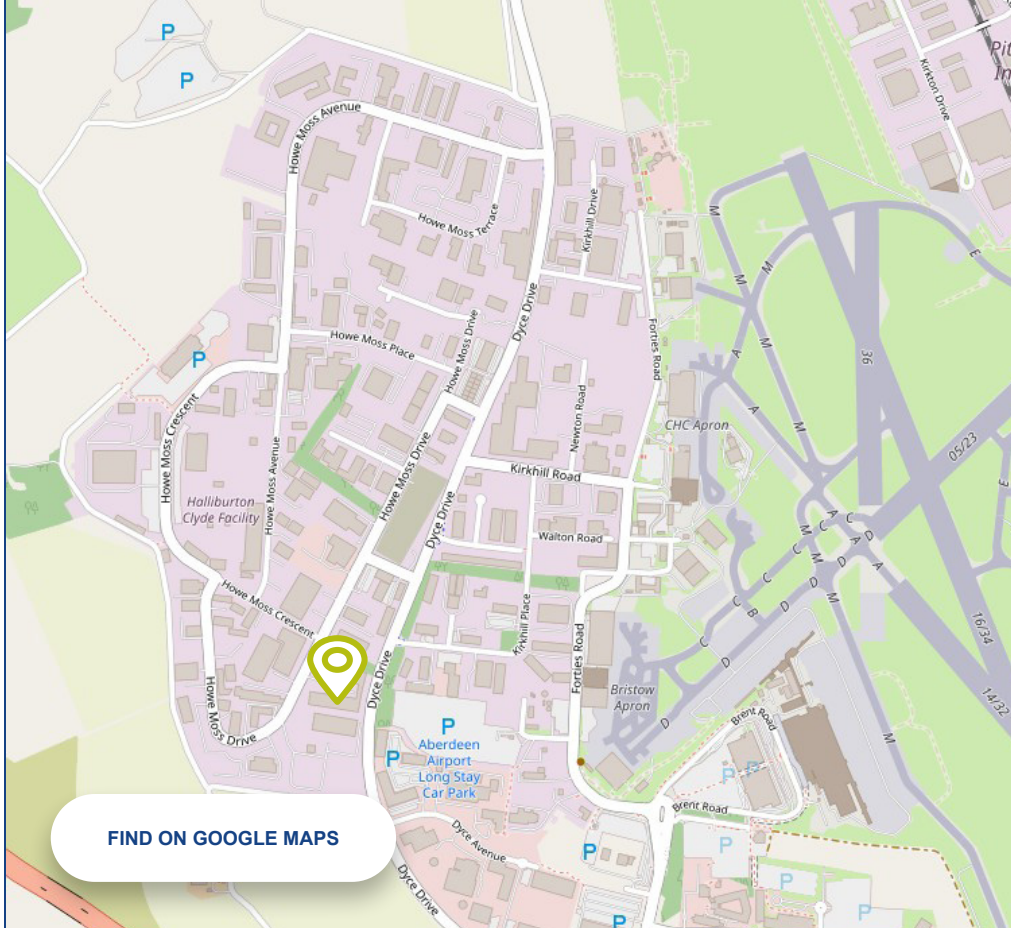
END TERRACED INDUSTRIAL UNIT
852 SQ M (9,170 SQ FT)



**UNIT A3,
AIRPORT INDUSTRIAL
PARK,
HOWE MOSS DRIVE
KIRKHILL INDUSTRIAL
ESTATE,
DYCE,
ABERDEEN, AB21 0GL**

6.75 EAVES HEIGHT
HIGH BAY LED LIGHTING
VEHICULAR ACCESS
3 PHASE POWER SUPPLY

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**THE
DEVELOPMENT
IS LOCATED ON
HOWE MOSS
DRIVE, WITHIN
THE POPULAR
KIRKHILL
INDUSTRIAL
ESTATE**



LOCATION

The development is located on Howe Moss Drive, within the popular Kirkhill Industrial Estate - one of the principal industrial locations in Aberdeen.

DESCRIPTION

The subjects comprise an end terraced industrial unit within a development of 7 similar units.

Internally, the subjects comprise of workshop space together with ancillary office accommodation and staff facilities.

The subjects benefit from the following specification:

- 6.75 eaves
- High bay LED lighting
- Vehicle access via an electric roller shutter door (H 5.3m, W 4.8m)
- 3 phase power supply

ACCOMMODATION

The premises extend to the following approximate gross internal floor areas:

| DESCRIPTION | SQ M | SQ FT |
|-------------------|------------|--------------|
| WAREHOUSE | 589 | 6,335 |
| WAREHOUSE OFFICES | 109 | 1,662 |
| OFFICES | 109 | 1,173 |
| TOTAL | 852 | 9,170 |

RENT

£70,000 per annum.

RATEABLE VALUE

£63,000 effective from 1 April 2023.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D. Further information is available upon request.

SERVICE CHARGE

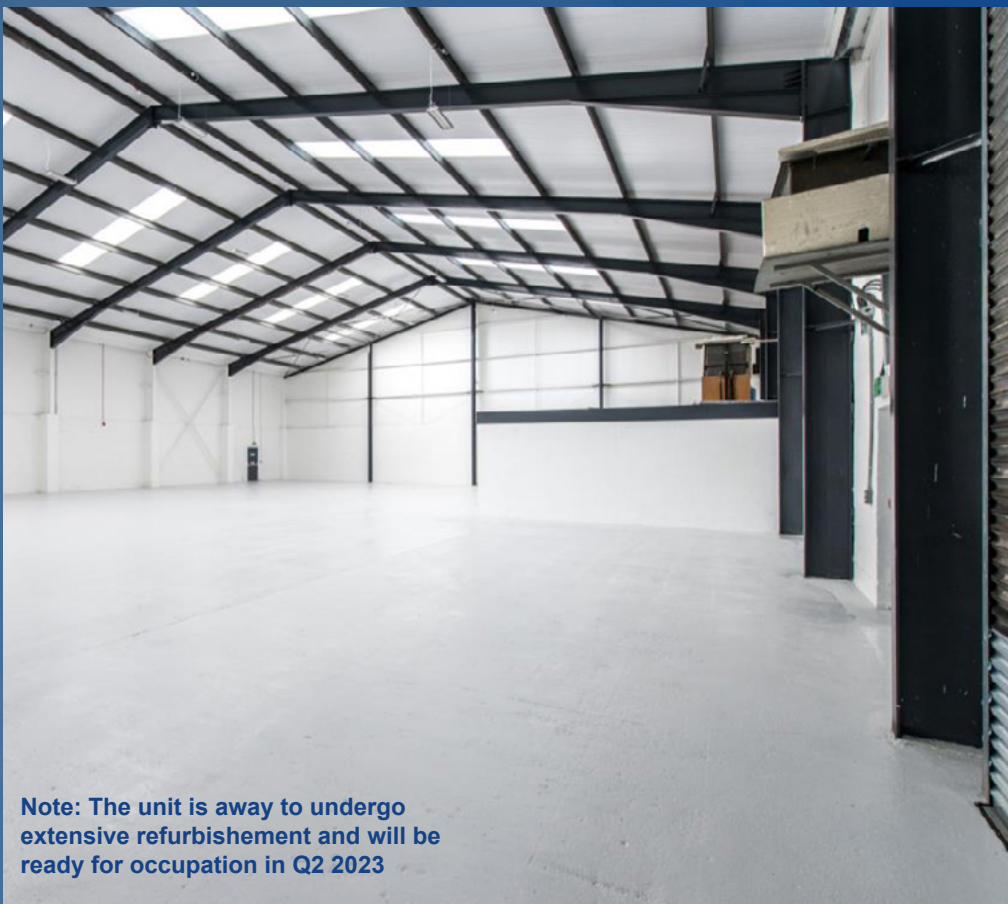
The tenant will be liable for the payment of a service charge in relation to the maintenance, upkeep and repair of the common areas of the estate. Further information is available upon request.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.



Note: The unit is away to undergo extensive refurbishment and will be ready for occupation in Q2 2023



**UNIT A3, AIRPORT
INDUSTRIAL PARK,
HOWE MOSS DRIVE,
DYCE, ABERDEEN
AB21 0GL**

TO LET
**END TERRACED
INDUSTRIAL UNIT**
852 SQ M
(9,170 SQ FT)

GET IN TOUCH

Please get in touch with our letting agent for more details.

Paul Richardson

T 07889 986141

E paul.richardson@ryden.co.uk

Iain Landsman

T 07880 480 298

E iain.landsman@hm-re.co.uk

Daniel Stalker

T 07887 751090

E daniel.stalker@ryden.co.uk

Ryden

The Capitol
431 Union Street
Aberdeen
AB11 6DA
01224 588 866

ryden.co.uk

Hutcheon Mearns Real Estate

21 Midsocket Road
Aberdeen
AB15 5JL

01224 455 500

hm-re.co.uk

Ryden



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **February 2025**

