

To Let

Howe Moss Drive | Dyce | Aberdeen | AB21 0GL



Industrial facility located in the heart of Dyce

Available in whole or in part extending from 387 sq m (4,166 sq ft) to 965sq m (10,388 sq ft)

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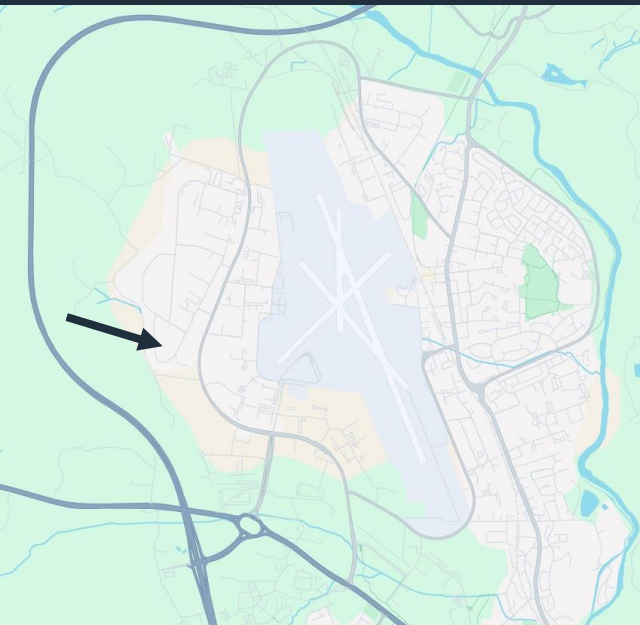
Location

The property is located on Howe Moss Drive within Kirkhill Industrial Estate, which is widely regarded as one of the premier industrial locations in Aberdeen, approximately 7 miles northwest of the city centre and immediately adjacent to Aberdeen International Airport.

The Aberdeen Western Peripheral Route (AWPR) is less than 2 miles south of the property, connecting Dyce to the north and south of Aberdeen and beyond.

Surrounding occupiers include Iron Mountain, Metrol, DHL, SSE, Halliburton, Expro

Nearby amenities include The Hampton by Hilton, Crowne Plaza, Moxy, The Cloggy House, Dyce Farm Restaurant and Gulf.



Buildings 1 + 2

The subject property is a detached industrial facility, with ancillary office accommodation and staff welfare. The property benefits from a generous secure yard with dedicated car parking to the front.

The workshop benefits from the following specification:

- Clear internal eaves height of 5.5 and 6 metres
- Vehicular access via three electric roller shutter doors
- Office accommodation and staff welfare
- High-bay LED lighting
- Gas-blower heaters
- Secure concrete yard
- Dedicated car park to the front

Available as a whole or in part



Building 1 and 2 are available in whole. The existing office accommodation is to be demolished.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) We calculate the approximate gross internal floor areas to be as follows:-

Description	Sq M	Sq Ft
Building 1	578	6,222
Building 2	387	4,166
Total Internal	965	10,388

Concrete Yard	5,846	62,931
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63,000 sqft of yard space available with both properties

Building 1

The subject property is a detached industrial facility, with ancillary office accommodation and staff welfare. The property benefits from a generous secure yard with dedicated car parking to the front.

The workshop benefits from the following specification:

- 5.5 metre eaves height
- 7.0 metre apex
- Vehicular access via an electric roller shutter door: (4.5m H ; 4.2m W)
- Office accommodation and staff welfare
- High-bay LED lighting
- Gas-blower heaters
- Secure concrete yard

Building 1 is available either by itself or alongside Building 2.



External of Building 1

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) We calculate the approximate gross internal floor areas to be as follows:-

Description	Sq M	Sq Ft
Warehouse	578	6,222
Office / Staff Welfare	Can be added to tenant specification and needs	
Total	578	6,222

Concrete Yard	2,921	31,436
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Internal of Building 1 *note warehouse will be refurbished and previous tenant items will be removed

Building 2

The subject property comprises a detached warehouse, benefiting from a generous secure yard with dedicated car parking to the front.

The warehouse benefits from the following specification:

- Single pitched roof with an eaves height of 6.0 metres to the front and 5.0 to the rear
- Vehicular access via two electric roller shutter doors: (4.5m H ; 4.2m W), (4.5m H ; 4.2m W)
- High-bay LED lighting
- Secure concrete yard

Building 2 is available either by itself or alongside Building 1.

*Building 2 can be split in half to create warehouse space comprising **194 sqm (2,083 sqft)** with separate access and dedicated yard space.



External of Building 2

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) We calculate the approximate gross internal floor areas to be as follows:-

Description	Sq M	Sq Ft
Warehouse	387	4,166
Total	387	4,166

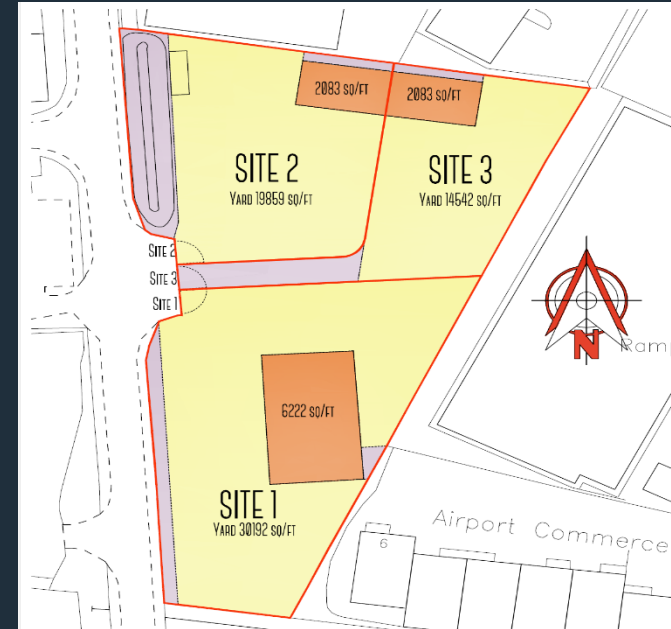
Concrete Yard	2,925	31,495
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Internal of Building 2 *note warehouse will be refurbished and previous tenant items will be removed



External car park which can be utilised as yard space



Possible site layout, indicatively subdivided into three units with separate access and dedicated yard.

Lease Terms

The property is available on a new full repairing and insuring lease.
Rent on application.

Rateable Value

The property is entered into the Valuation Roll as part of a larger entry. The rateable value will decrease following the landlords' planned works. An estimate can be provided upon request.

Legal costs

Each party will be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

The property currently has an EPC rating of C. The EPC certificate can be made available upon request.

Entry

Date of entry to be agreed upon conclusion of legal missives.

VAT

All prices quoted in the schedule are exclusive of VAT.

All Enquiries

For further information, or to arrange a viewing, please contact;



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