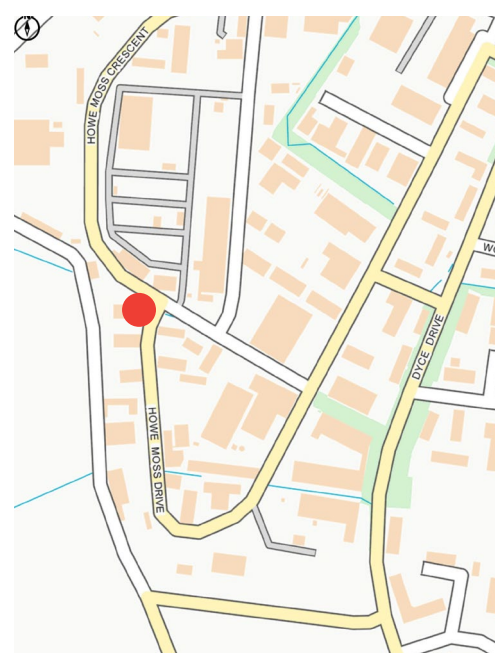




**UNIT A HOWEMOSS DRIVE, KIKRHILL INDUSTRIAL ESTATE, DYCE,
ABERDEEN, AB21 0GL**

- Total GIA: 785.1 Sq.m (8,450 sq. ft.)
- Yard: 919 sq. m (9,892 sq. ft)
- Two 5 tonne overhead cranes





LOCATION

The property occupies is on Howemoss Drive within the Kirkhill Industrial Estate which is close to Aberdeen International Airport in Dyce. Dyce is located some 7 miles north west of Aberdeen city centre and major occupiers established within the surrounding area include Haliburton, Baker Hughes, Aker and BP.

DESCRIPTION

The property comprises a detached industrial building, with two storey offices to the front, of steel portal frame construction with concrete block dado wall, harled externally and clad above with PVC metal sheeting. There is a secure concrete yard to the side/rear and car parking in front.

The warehouse has two 5 tonne overhead cranes and an oil fired hot air blower. The eaves height is approx. 5.4m. There is a kitchen on the ground floor supplemented with tea prep's on each floor as well as toilets on both floors. The offices have electric panel heating and a mixture of CAT 2 and fluorescent strip lighting.

ACCOMMODATION

The property provides the following accommodation measured on a Gross Internal Area (GIA) basis:

Description	Sq. m.	Sq. ft.
Warehouse	562.10	6,050
Offices – Ground Floor	111.50	1,200
Offices – First Floor	111.50	1,200
TOTAL	785.10	8,450
Yard	919.00	9,892

LEASE TERMS:

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

RENT

£85,000 per annum.

RATING

The subjects are currently entered into the Valuation Roll as follows: The current Rateable Value is £73,500. The Uniform Business Rate for the year 2024/2025 is 54.5p in the £.

ENERGY PERFORMANCE CERTIFICATE (EPC):

The subjects have a current Energy Performance Certificate of E.

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 lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWING:

To arrange a viewing or for further information, please contact the sole letting agents.

To arrange a viewing please contact:



Chris Ion
Partner
chris.ion@g-s.co.uk
07717 425298



Euan Rolland
Surveyor
euan.rolland@g-s.co.uk
07825 875303

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: March 2025