

# To Let

Building 1, Howe Moss Drive | Dyce | Aberdeen | AB21 0GL



Refurbished Industrial facility located in the heart of Dyce

Detached warehouse extending to 6,856 sqft (637 sqm) with a generous secure yard

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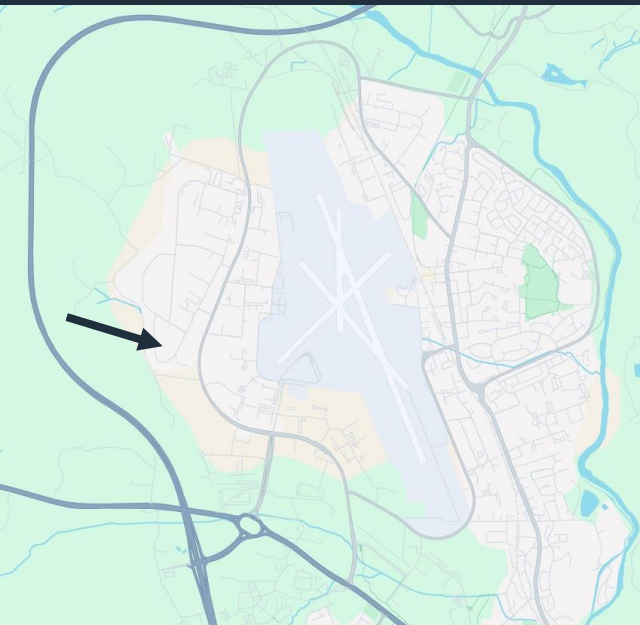
# Location

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.



## Description

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
- Kerosene-fired heaters
- Secure concrete yard
- Wash bay and chemical interceptor

*Building 1 is available either by itself or in combination with Building 2 (4,166 sqft) and 22,550 sqft of secure yard*



Warehouse

## Accommodation

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

Description	Sq M	Sq Ft
Warehouse	445	4,785
Office / Staff Welfare	101	1,092
Mezzanine	91	979
<b>Total</b>	<b>637</b>	<b>6,856</b>

<b>Concrete Yard</b>	<b>2,850</b>	<b>30,672</b>
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Open plan office



Secure yard to the rear of the property



Site plan

## Lease Terms

The quoting rent is £90,000 per annum on the basis of a new full repairing and insuring lease.

## Rateable Value

The property is entered into the Valuation Roll as part of a larger entry.

Any incoming occupier may be eligible for 100% rates relief for the first 12 months of their occupation. 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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