



**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
- Light refurbishment undertaken





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. The property has recently undergone light refurbishment to include new LED lighting in the warehouse and internal and external painting.

LEASE TERMS:

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

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 - FirstFloor	111.50	1,200
TOTAL	785.10	8,450
Yard	919.00	9,892

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):

Available upon request

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.

VAT:

All figures quoted are exclusive of Value Added Tax.

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



Molly Peeters
Graduate Surveyor
molly.peeters@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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenantstake the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/ Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2025