

To Let

Building 2, Howe Moss Drive | Dyce | Aberdeen | AB21 0GL



Industrial facility located in the heart of Dyce

Detached warehouse extending to 4,166 sqft (387 sqm) with a generous secure yard

 **HUTCHEON
MEARNS**
REAL ESTATE

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Frank**

Howe Moss Drive, Kirkhill Industrial Estate
Dyce | Aberdeen | AB21 0GL

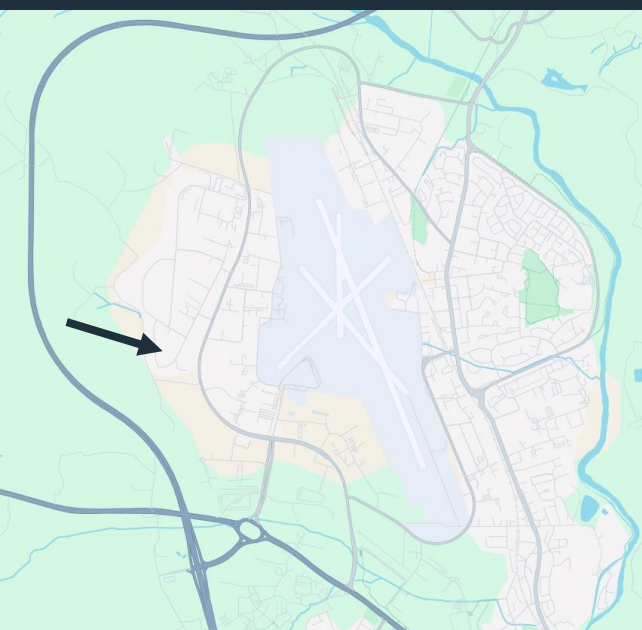
Location

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

The warehouse benefits from the following specification:

- Newly built office accommodation and staff welfare
- 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 in combination with Building 1 (6,856 sqft) and 30,672 sqft of secure yard.



External of Building 2

Accommodation

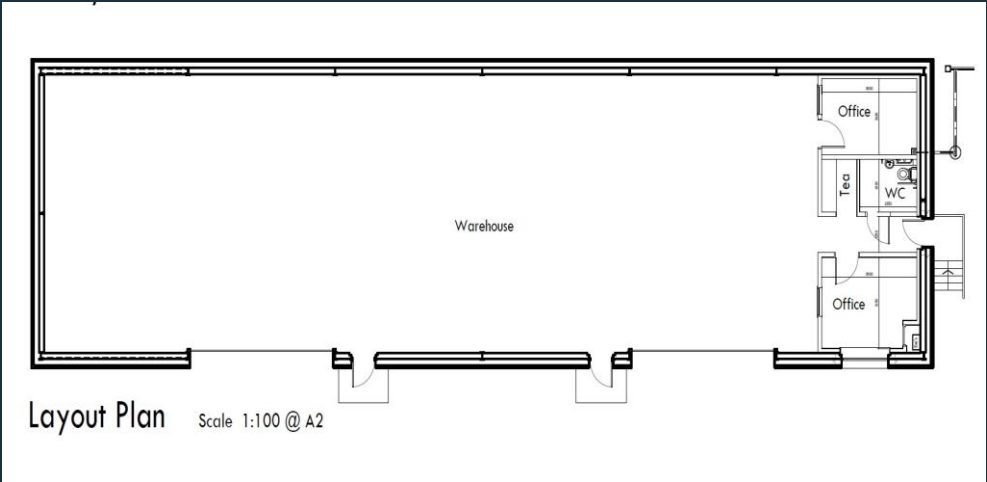
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) We calculate the approximate gross internal floor areas to be as follows:-

Description	Sq M	Sq Ft
Warehouse	301	3,245
Office/ welfare	36	383
Total	387	4,166

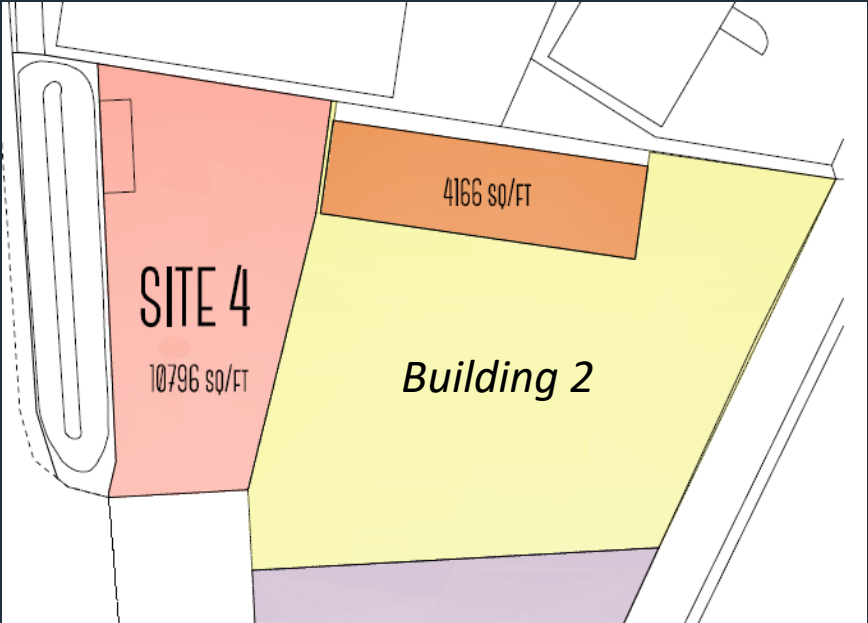
Concrete Yard	2,095	22,550
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Internal of Building 2 *Nearing completion of refurbishment programme.



Floorplan illustrating new office accommodation



Current site layout *Site 4 can be paired with building 2 to suit an incoming occupier

Lease Terms

The quoting rent is £63,500 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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