



Units 4 and 6, Howemoss Drive
Dyce, Aberdeen, AB21 0GL

- Unit 4 — 604.7 sq.m (6,509 sq.ft)
- Unit 6 — 279.5 sq.m (3,008 sq.ft)
- Available together or separately
- Secure car parking / yard
- Undergoing extensive refurbishment

LOCATION

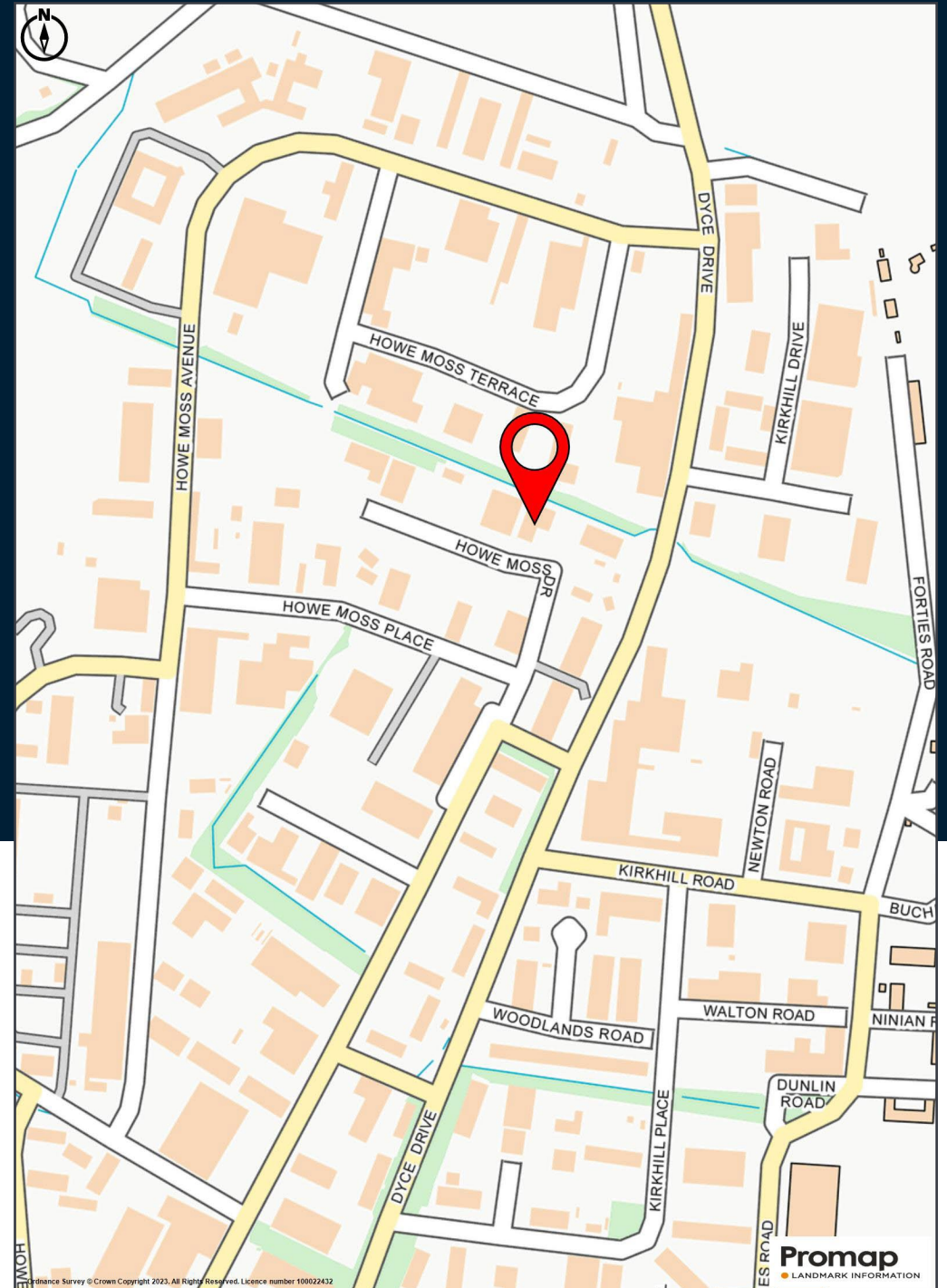
The property is located at the north of Howemoss Drive, within the Kirkhill Industrial Estate which is close to Aberdeen International Airport at Dyce. Dyce is located some 7 miles north west of Aberdeen city centre and major occupiers established within the surrounding area include Halliburton, Baker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

DESCRIPTION

The subjects comprise two semi-detached industrial units with ancillary offices and secure car parking / yard space. The units are constructed of steel portal frame construction with concrete block dado walls, profile steel cladding and concrete floors. The pitched roofs are clad in profile steel sheeting incorporating translucent panels which provide natural lighting. Both units benefit from 3 phase electricity with gas-fired industrial blower heaters.

Vehicular access is provided by a roller shutter door on both units, with an internal eaves height of approximately 5.50m.

Both units are to undergo extensive refurbishment.



ACCOMMODATION

Following the refurbishment, the subjects will have the following approximate Gross Internal Floor Areas (GIA):

UNIT 4

	SQ M	SQ FT
Warehouse	490.1	5,275
Offices	114.6	1,234
Total	604.7	6,509

UNIT 6

	SQ M	SQ FT
Warehouse	197.8	2,129
Offices	81.7	879
Total	279.5	3,008

RENT

Unit 4 - £55,000 per annum exclusive

Unit 6 - £25,000 per annum exclusive

LEASE TERM

The units are available either separately or together, on a new Full Repairing and Insuring Lease, for a period to be agreed.

RATING

The subjects are currently entered into the valuation roll as follows:

Unit 4

The property has a Rateable Value of £44,250. The Rate Poundage for the year 2023/2024 is 49.8p in the £.

Unit 6

The property has a Rateable Value of £27,500. The Rate Poundage for the year 2023/2024 is 49.8p in the £.

EPC

Further details will be available following full refurbishment.

VAT

All prices, rent and premiums quoted are exclusive of VAT, that may be applicable.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

To arrange a viewing or for further information, please contact the joint letting agents —



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