

ON THE INSTRUCTIONS OF:



Ryden.co.uk
01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET INDUSTRIAL UNIT WITH OFFICES AND CAR PARKING



UNIT 40
HOWE MOSS AVENUE
DYCE
ABERDEEN
AB21 0GP

Viewing strictly by appointment with
the sole letting agents.

Floor Area:
196.23 sq m (2,112 sq ft)

Contact:
Paul Richardson
Thomas Codona

Telephone:
01224 588866

Email:
paul.richardson@ryden.co.uk
thomas.codona@ryden.co.uk

Edinburgh
0131 225 6612

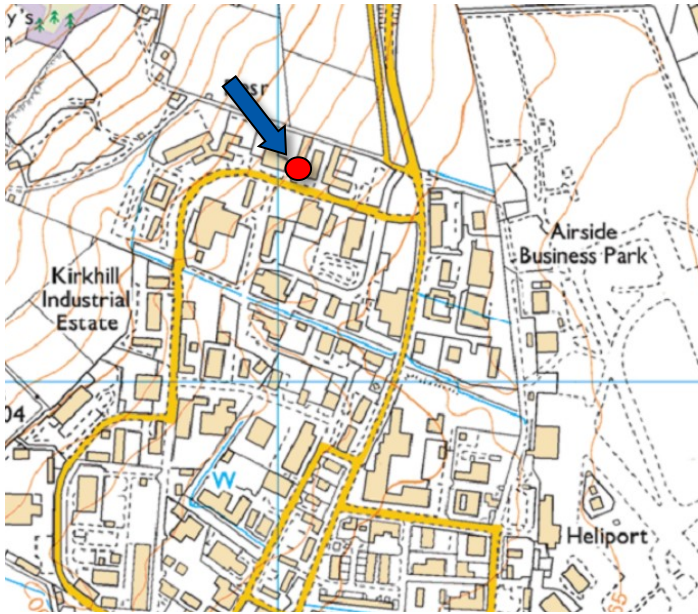
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



Location:

The subject is located in a prominent position on the north side of Howe Moss Avenue, near its junction with Dyce Drive.

The location falls within the Kirkhill Industrial Estate, one of Aberdeen's prime industrial locations, and has a number of well-known occupiers nearby, such as: Baker Hughes, Aker Solutions, Halliburton, Metrol, Schlumberger, Ethos Energy, Fierce Beer Limited and various other businesses.

The exact location is shown on the map above.

Description:

The subject comprises a mid-terraced industrial unit with office and staff welfare facilities. The unit also benefits from a mezzanine level which can be used for a variety of purposes. The general specification of the unit is as follows:

Workshop:

- Steel portal frame construction
- Concrete floor
- Roller shutter door - 3.50m x 3.60m
- 3 phase power supply
- Blockwork walls to dado height
- Strip bay lighting
- Translucent light panels which provide natural lighting
- Mezzanine level
- Pitch - 5.80m / Eaves - 4.20m

Office & Staff Welfare:

- Tea prep area
- Individual office with carpet flooring
- Plasterboard lined walls
- DDA compliant toilet
- Strip lighting
- Alarm system

Immediately south of the unit, there's a communal car park which is dedicated to the tenants within the estate. The car park can accommodate 6-8 cars.

Accommodation:

The subjects have been measured in accordance with the RICS Code of Measuring Practice 6th edition on a gross internal basis (GIA) and extend to the following approximate areas:

Description	Sq m	Sq ft
Workshop:	100.82	1,085
Office & Staff Welfare:	22.23	239
Mezzanine:	73.18	788
TOTAL	196.23	2,112

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of C.

Lease Terms:

The landlord is looking to let the units on Full Repairing and Insuring (FRI) terms for a period of 5 years or more.

Leases will be subject to upward only rent reviews at periodic intervals.

Service Charge:

It should be noted that any ingoing tenant will be liable for a service charge for the upkeep of the common areas within the estate.

Rent:

Upon application.

Rateable Value:

The property is currently entered in the Valuation Roll with a Rateable Value of £14,250, effective from 1st April 2017.

The unit qualifies for **100% business rates relief** under the Small Business Bonus Scheme.

Entry:

To be agreed with the Landlord. Entry date can be flexible.

VAT:

It is our understanding that VAT will be payable on all monies due under the lease.

Legal Costs:

As is standard Aberdeen City Council policy, the ingoing Tenant will be responsible for the Landlord's reasonably incurred legal costs. The Tenant will be liable for any LBTT and registration dues, where applicable.

Viewing & Offers:

Viewing is strictly by arrangement with the sole letting agent. For further information, please contact:

Ryden
The Capitol
431 Union Street
Aberdeen
AB11 6DA

Tel: 01224 588866

E-mail: paul.richardson@ryden.co.uk
thomas.codona@ryden.co.uk

July 2022

Additional Photos:

Workshop -



Mezzanine Floor -



Office -

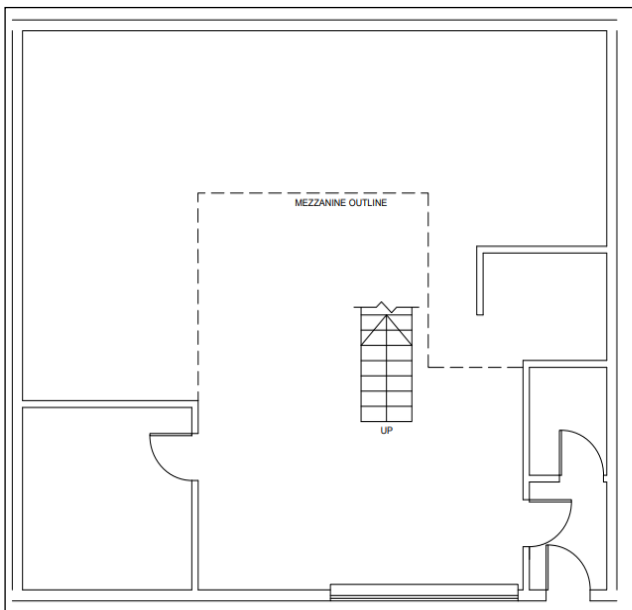


Communal Car Park -



Floor Plans:

Ground Floor Plan -



Mezzanine Floor Plan -

