

TO LET

Modern Industrial Unit with offices and secure yard

10,797 sq.ft. (1,003.06 sq.m) GIA

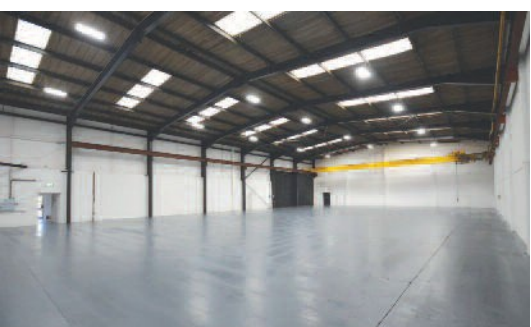


RECENTLY
REFURBISHED



UNIT 4, Howe Moss Avenue
Kirkhill Industrial Estate, Dyce

ABERDEEN AB21 0GP



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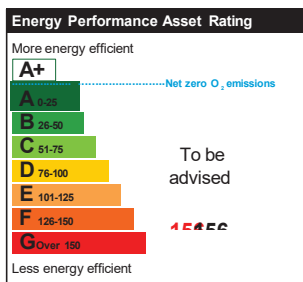
10,797 sq.ft. (1,003.06 sq.m) GIA

Warehouse

- Vehicular access via roller shutter doors
- 5 Tonne 'Kone' crane
- Reinforced concrete slab flooring
- 7.3 metre wallhead height
- Industrial lighting
- Oil fired industrial space heater

Offices

- Fully carpeted
- Suspended acoustic tiled ceilings with fluorescent light panels
- Electric panel storage heaters
- Double glazed uPVC windows



Location

The subjects are located on the corner of Howe Moss Avenue and Howe Moss Crescent, within Kirkhill Industrial Estate, Dyce. Kirkhill is situated immediately adjacent to Aberdeen Airport and Heliport Terminals and lies approximately 7 miles north-west of Aberdeen City Centre.

Kirkhill Industrial Estate is one of Aberdeen's prime industrial locations and has attracted a number of notable companies, including Halliburton, GE Oil & Gas, Baker Hughes, Iron Mountain, CHC Scotia, Weatherford, ARR Craib Transport and Aker.

Description

The property comprises an industrial unit with office and secure yard facilities contained within a development of four units, each with their own private access.

Internally, the warehouse benefits from a reinforced concrete slab floor with screed finish, a wallhead height of 7.3 metres and vehicular access via two roller shutter doors – 1 manual and 1 electrical (4.6m wide x 4.9m tall) plus artificial lighting and oil fired heating.

To the front of the warehouse is a single storey office block, carpeted with painted plasterboard lined walls, suspended acoustic tiled ceilings with inset CAT2 fluorescent lighting and electric panel storage heating. There is a small open storage yard to the front of the property which has a concrete surface and is secured by a perimeter security fence and double gated entrance.

Accommodation

The property comprises of the following approximate gross internal floor areas:

Warehouse	857.52 sq.m	(9,230 sq.ft.)
Offices	145.54 sq.m	(1,567 sq.ft.)
Total	1,003.06 sq.m	(10,797 sq.ft.)
Concrete Yard	1,112.89 sq.m	(11,979 sq.ft.)

Rent

£100,000 per annum.

Lease Terms

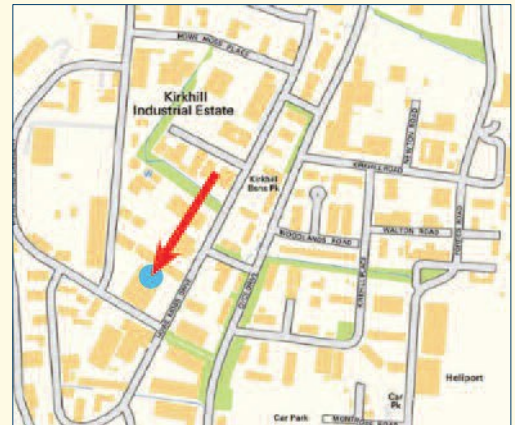
The property is available on full repairing and insuring terms for a period to be agreed. Leases beyond a period of 5 years will contain provision for upward only rent reviews at periodic intervals.

Rates

Rateable Value is £62,500.

VAT

All figures quoted are exclusive of VAT.



Viewing

For further information or to arrange a viewing please contact the letting agents.



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