

Video
Tour

>>

INDUSTRIAL UNIT

- > RENTAL - £23,400 PER ANNUM
- > GIA – 241.54 SQM (2,600 SQFT)
- > LOCATED IN ESTABLISHED INDUSTRIAL ESTATE

TO LET

UNIT 50, HOWEMOSS AVENUE, DYCE, ABERDEEN, AB21 0GP

CONTACT: Reece Henderson, r_henderson@shepherd.co.uk
James Morrison, james.morrison@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



LOCATION

The unit is located on the north side of Howe Moss Avenue in close proximity to its junction with Dyce Drive within the Kirkhill Industrial Estate, Dyce, Aberdeen.

Kirkhill Industrial Estate is located to the west of Aberdeen International Airport approximately 7 miles north west of Aberdeen City Centre. Dyce is one of the principle Industrial locations in Aberdeen due to its close proximity to the Airport, Heliport and its transport links.

DESCRIPTION

The unit is of a steel portal frame construction with mono pitched roof over clad in profile metal sheeting. Internally, the flooring is of a solid concrete design with the walls being a mixture of block work and to the inside face of the profile metal sheeting. The unit benefits from an up and over door along with an office and WC.

ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Ground Floor	241.54	2,600

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RENTAL

£23,400 per annum is sought.

ENERGY PERFORMANCE CERTIFICATE

The Subjects have a current energy performance rating of 'B'.

RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £19,750.

LEASE TERMS

Our clients are seeking to lease the premises on full repairing and insuring terms for a period of negotiable length. Any medium to long term lease durations will be subject to upward only lease provisions.

ENTRY DATE

Upon conclusion of legal missives.

VAT

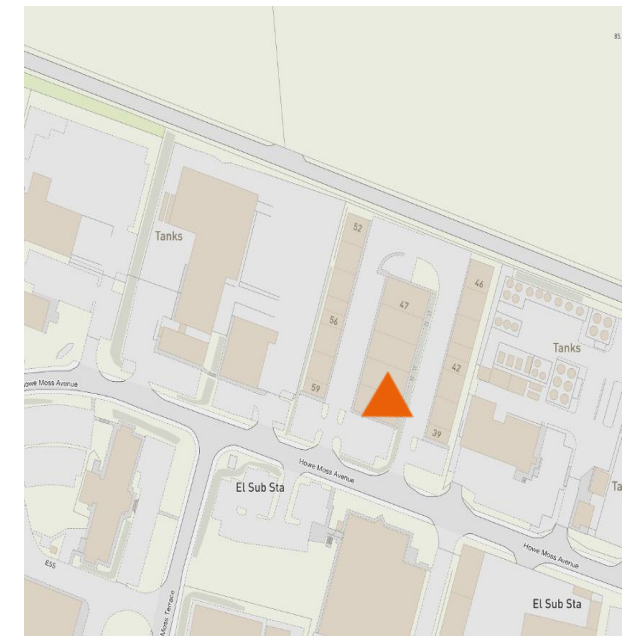
All rents, prices, premiums etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

The ingoing occupier shall be responsible for any Registration dues, LBTT and the landlords reasonable incurred legal costs associated with the transaction.

VIDEO TOUR

For video tour of the property click [here](#)



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
Reece Henderson, r.henderson@shepherd.co.uk / **James Morrison**, james.morrison@shepherd.co.uk

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: OCTOBER 2023**

