

FLEXIBLE OFFICE ACCOMMODATION

- > MODERN SPECIFICATION
- > FROM – 296.21 SQM (3,188 SQFT)
- > TO – 1,240.69 SQM (13,355 SQFT)
- > 57 CAR PARKING SPACES
- > SHARED RECEPTION AREA

TO LET

OFFICE PREMISES, HOWE MOSS DRIVE, ABERDEEN, AB21 0GL

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LOCATION

The property is located on a prominent site accessed from Howe Moss Drive and visible from Dyce Drive, the main arterial route through Kirkhill Industrial Estate. Aberdeen International Airport is located just a short distance to the east.

The subjects are also in close proximity to the AWPR which provides rapid access to the north and south of the city.

Aberdeen is regarded as the energy capital of Europe and remains home to a number of global energy companies including BP, Shell and TotalEnergies. The city will be enhanced by the Energy Transition Zone (ETZ) which has received funding of £26M from the Scottish Government and £27M from the UK Government, as well as £5M for Aberdeen's underwater technology centre plus £2M for the North Sea Transition Deal.

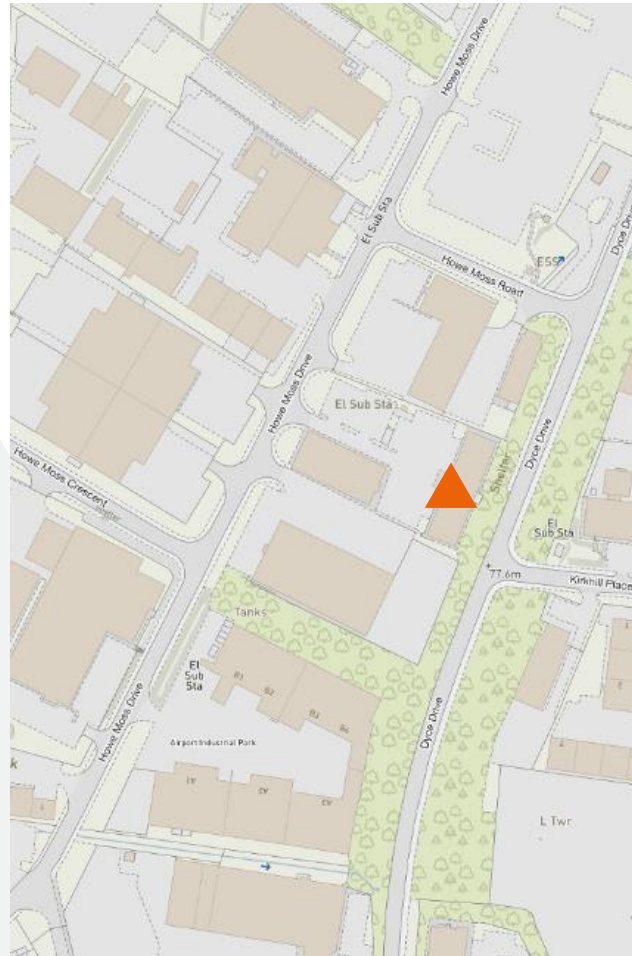
Commercial occupiers in the surrounding area include Aker, Emerson, Asco and Expro.

DESCRIPTION

The premises comprise of a modern detached office pavilion arranged over ground and first floors. The premises provide 4 separate suites that have been fitted out to provide a range of room sizes along with dedicated w.c. and kitchen facilities. There is a common reception area with intercom, with the accommodation having extensive windows to the front and rear. Heating and cooling is provided by an air conditioning system.

CAR PARKING

The premises benefit from a total of 57 car parking spaces.



GROUND FLOOR NORTH SUITE

ACCOMMODATION	m ²	ft ²
Ground Floor	296.21	3,188

CAR PARKING

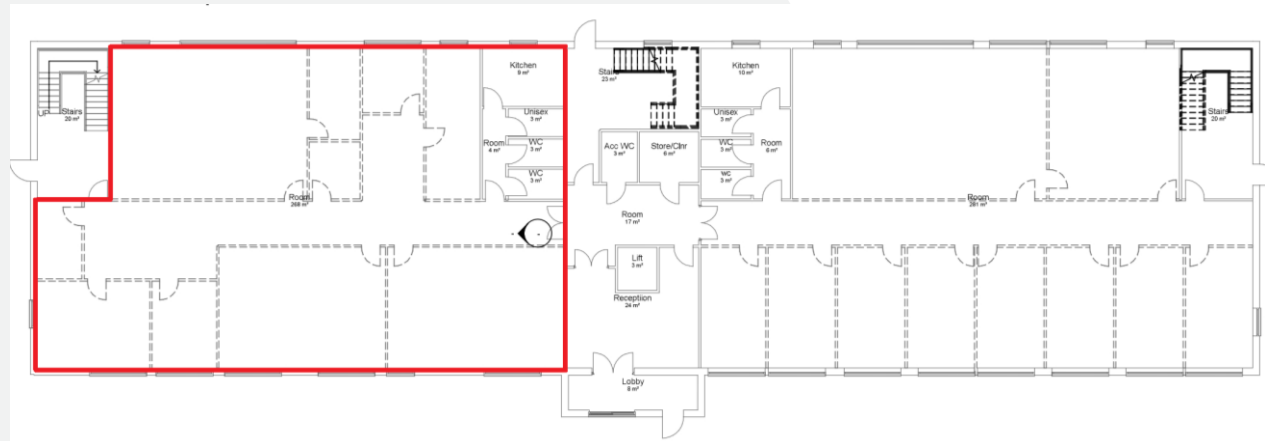
The suite benefits from 14 dedicated car parking spaces.

RENTAL

£35,000 per annum exclusive of VAT and payable quarterly in advance.

ESTIMATED RATEABLE VALUE

It is estimated that the expected rates payable associated with the suite would be approximately £20,000 per annum.



GROUND FLOOR SOUTH SUITE

ACCOMMODATION	m ²	ft ²
Ground Floor	296.21	3,188

CAR PARKING

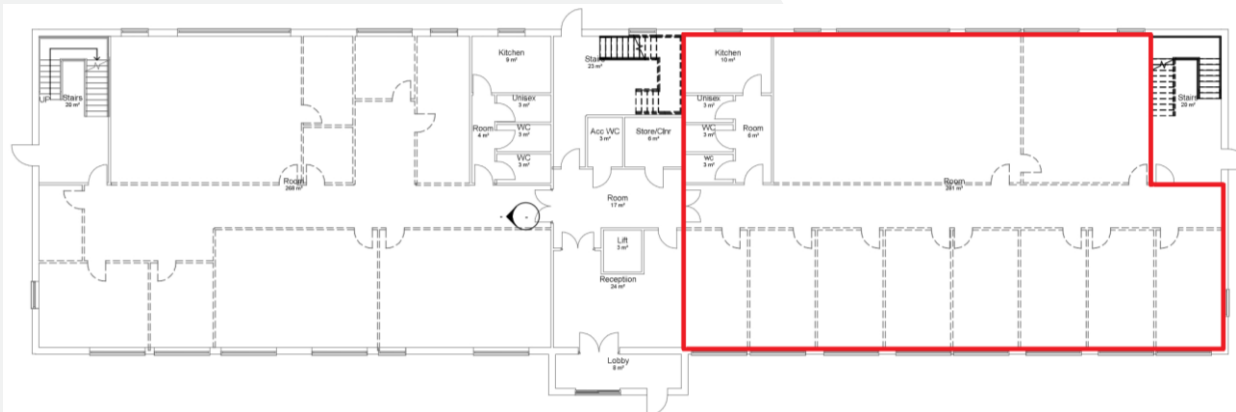
The suite benefits from 14 dedicated car parking spaces.

RENTAL

£35,000 per annum exclusive of VAT and payable quarterly in advance.

ESTIMATED RATEABLE VALUE

It is estimated that the expected rates payable associated with the suite would be approximately £20,000 per annum.



ACCOMMODATION	m²	ft²
Ground Floor	592.42	6,376
First Floor	622.44	6,700
TOTAL	1,214.86	13,076

The above floor area has been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

LEASE TERMS

Our client is seeking to lease the whole building on a Full Repairing and Insuring Lease or individual suites on Internal Repairing and Insuring leases for a period to be agreed.

RATING

The subjects are currently entered into the Valuation Roll as part of a larger entry and would require to be reassessed upon occupation. An estimate of rates payable has been provided per suite.

We would point out that an incoming occupier would have the opportunity to appeal this rateable value

SERVICE CHARGE

There shall be a service charge for the upkeep and maintenance of the common areas of the building with further information available upon request.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating of C.

Further information and a recommendation report is available to seriously interested parties on request.

VAT

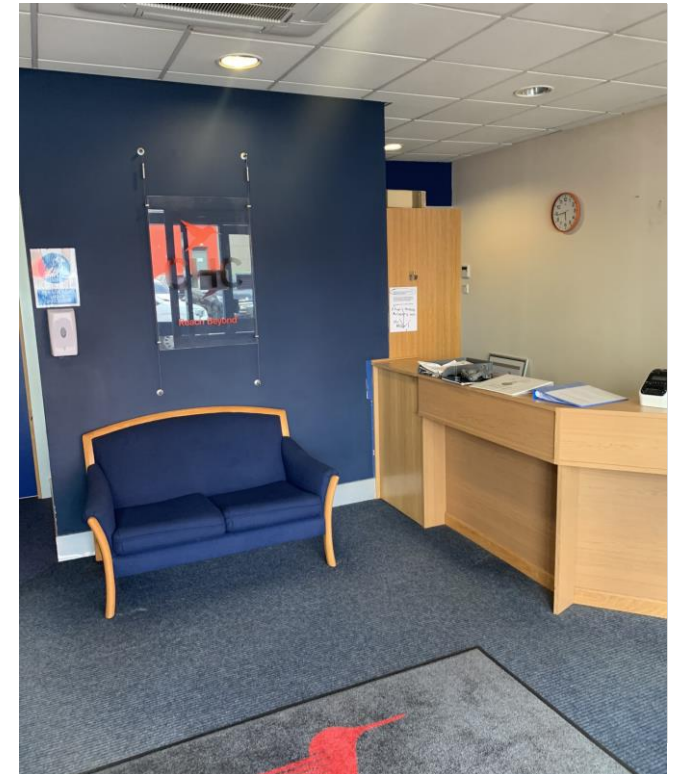
All figures quoted are exclusive of VAT at the prevailing rate.

ENTRY DATE

Upon conclusion of Legal Missives.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
 Mark McQueen, mark.mcqueen@shepherd.co.uk

www.shepherd.co.uk



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