

DETACHED INDUSTRIAL UNIT WITH YARD

- > GIA: 2132.06SQM (22,949SQFT)
- > YARD: 1,393.55SQM (15,000SQFT)
- > RENTAL: £185,000PA
- > WITHIN ESTABLISHED INDUSTRIAL LOCATION

TO LET

SITE 60, HOWE MOSS TERRACE, DYCE, ABERDEEN, AB21 0GR

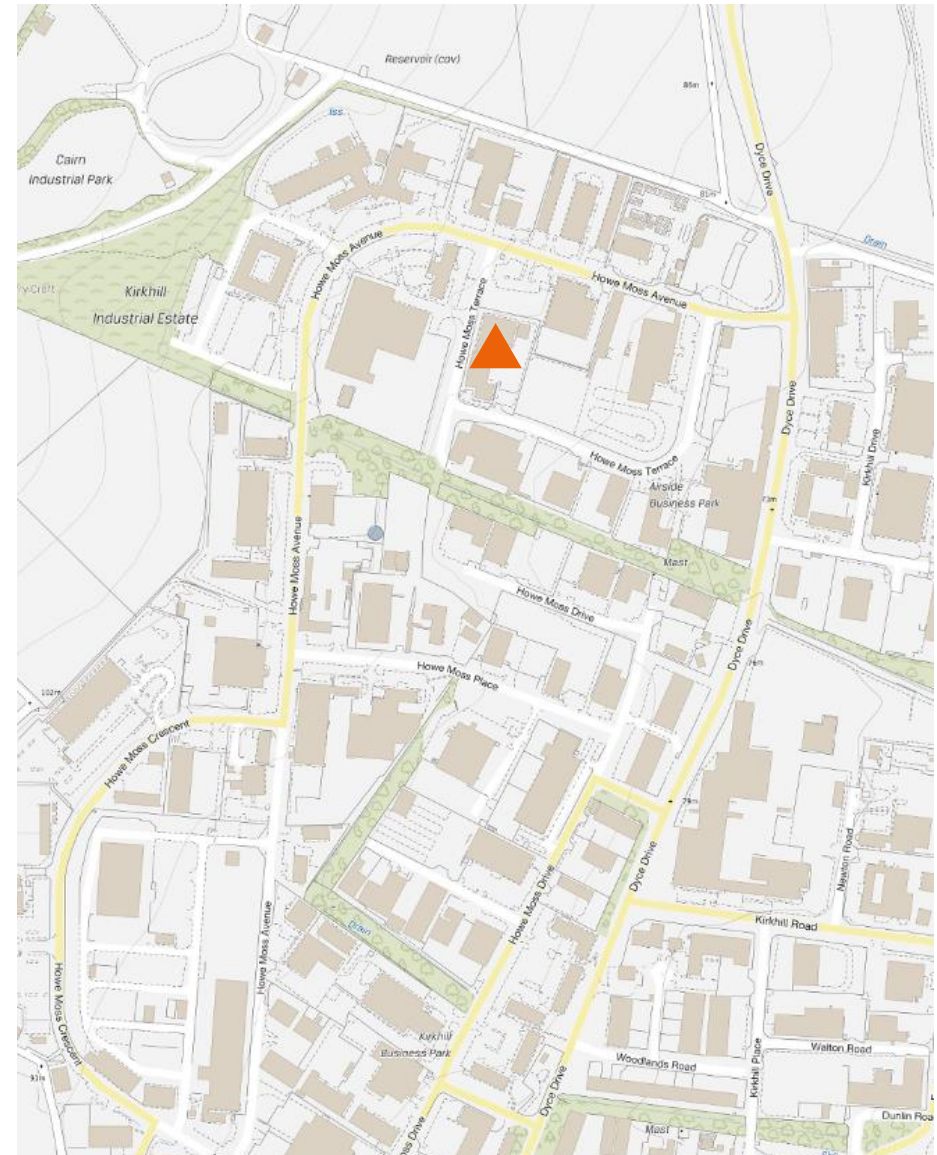
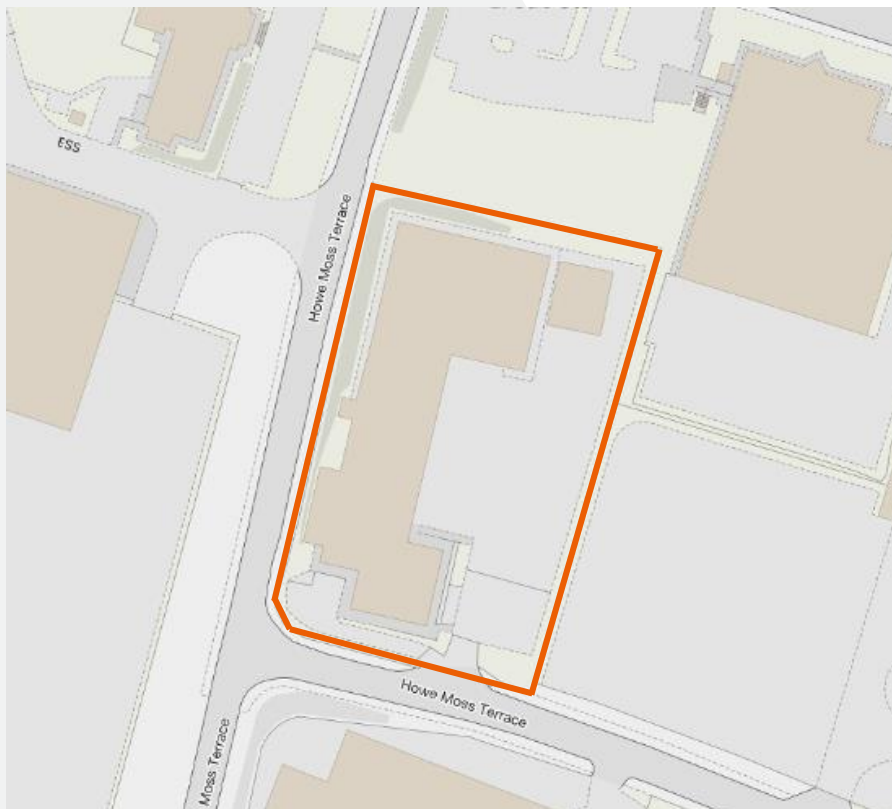
CONTACT: James Morrison james.morrison@shepherd.co.uk 01224 202 836 www.shepherd.co.uk



LOCATION

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

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



DESCRIPTION

The property comprises of a detached industrial facility which comprises of an office, workshop and yard. The building is of a steel portal frame construction with block work walls to dado height externally harled with insulated profile metal sheeting thereafter. The roof over is similarly clad incorporating translucent roof panels.

Internally the office is over ground and first floor and is laid out to provide a reception, private offices, open plan offices and meeting rooms along with toilets and kitchen/canteen. The flooring is a mixture of carpet and vinyl with the walls being painted plasterboard. The ceiling is a mixture of painted plasterboard and suspended acoustic design incorporating CAT 2 light fitments.

Male and female changing facilities are also provided along with a canteen area which can be accessed directly from the workshop.

Within the workshop, the flooring is of a painted concrete finish with the walls and ceilings being to the inside face of the blockwork and cladding. Vehicular access to the property is via 2 roller shutter doors which measure 6.34M wide x 6.76M high and 4.50M wide x 5.31M high.

The eaves height within the unit is 8.M and the unit benefits from one 10T crane (7T main hoist and auxiliary hoist 3T) and two 5T cranes.

ACCOMMODATION	m ²	ft ²
Ground Floor Office	193.95	2,088
First Floor Office	326.27	3,512
Workshop	1479.34	15,923
Workshop under FF office	132.51	1,426
TOTAL	2,132.06	22,949

The abovementioned areas have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

YARD

The property benefits from a 1,393.55sqm (15,000sqft) yard which has been measured from online mapping software.



RENTAL

A rental of £185,000pa is being sought. As is standard practice this would be payable quarterly in advance.

LEASE TERMS

Our clients are seeking to lease the premises for a negotiable period on Full Repairing and Insuring terms.

Any medium to long term lease durations being subject to upward only rent review provisions.

RATING

The subjects are currently entered in the Valuation Roll at a Rateable Value of £202,000.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value

LEGAL COSTS

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

VAT

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

VIDEO TOUR

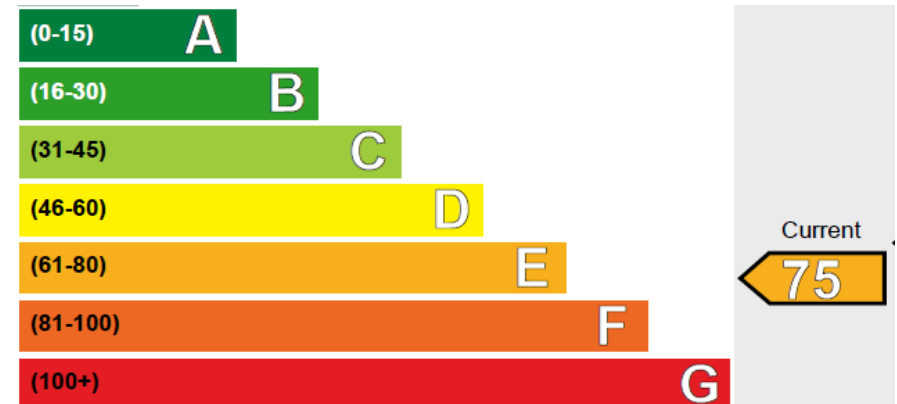
Click [here](#) for video tour of property.

DATE OF ENTRY

The property will be available from April 2021 however early entry may be possible subject to agreement with the current tenant and the landlord.

EPC

The property has an EPC Rating of E.



A recommendation report can be provided upon request

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

Shepherd Chartered Surveyors 35 Queen's Road, Aberdeen, AB15 4ZN 01224 202 800
James Morrison james.morrison@shepherd.co.uk 01224 202 836

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: UPDATED NOVEMBER 2020**

www.shepherd.co.uk

