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**TO LET**

25 Albyn Place, ABERDEEN AB10 1YL  
Tel: 01224 588866 Fax: 01224 589669

**2 NEWLY REFURBISHED OFFICE SUITES  
(860 & 1,475 SQ FT) WITH PARKING -  
AVAILABLE SEPARATELY OR TOGETHER**



**HOWE MOSS DRIVE  
KIRKHILL INDUSTRIAL ESTATE  
DYCE  
ABERDEEN  
AB21 0GL**

Viewing is strictly by arrangement with the sole selling agent.

Floor Area:  
**216.93 sq m (2,335 sq ft)**

Contact:  
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**Location:**

The property is located on the south side of Howe Moss Drive within Kirkhill Industrial Estate. Kirkhill is one of Aberdeen's principle industrial areas lying approximately 7 miles north-west of Aberdeen City Centre and adjacent to Aberdeen Airport and Heliport terminals.

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

The exact location is shown on the Ordnance Survey Extract above.

**Description:**

The subjects form part of a detached industrial facility, together with associated car parking.

The subjects comprise the right hand side of the two-storey office block which has been recently refurbished. The offices suites provide a combination of cellular and open plan rooms. The property benefits from uPVC double glazed windows. Heating is provided via a mix of gas central heating and comfort cooling.

Staff tea prep facilities are provided at both ground and first floor levels. The property further benefits from communal male and female toilets.

**Car Parking:**

The property benefits from a generous allocation of parking spaces located to the front of the property.

**Accommodation:**

The subjects have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Ground Floor Office	79.90 sq m	(860 sq ft)
First Floor Office	137.03 sq m	(1,475 sq ft)
<b>Total</b>	<b>216.93 sq m</b>	<b>(2,335 sq ft)</b>

**Rateable Value:**

The subjects for part of a larger entry and will require to be assessed separately following occupation. Estimates are available from the letting agent.

**Rent:**

Upon application.

**Lease Terms:**

Our client is willing to accept leases on a flexible basis for 12-36 months **for part or all of the available rooms.**

**Service Charge:**

There will be a service charge payable for the upkeep, repair and maintenance of the internal and external common parts of the building, as well as utility consumption for the suite, payable on a pro-rata basis.

**Energy Performance Certificate (EPC):**

The subjects have an EPC Rating of C.

A copy of the EPC and the Recommendation Report can be provided upon request.

**VAT:**

VAT is payable at the standard rate on all monies due under the lease.

**Entry:**

Immediate upon the conclusion of all legalities.

**Legal Costs:**

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

**Viewing:**

Viewing is strictly by appointment only via the sole letting agent to whom all enquiries should be submitted in the first instance. To request a viewing or for further information please contact:

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