

TO LET / MAY SELL

UNIT 1 HOWE MOSS AVENUE, DYCE
ABERDEEN
AB21 0GP

TO BE REFURBISHED

INDUSTRIAL UNIT WITH CRANEAGE

969.04 SQ M (10,431 SQ FT)



LOCATION

The subjects are located on the east side of Howe Moss Avenue within Kirkhill Industrial Estate, Dyce, Aberdeen. Kirkhill Industrial Estate is located to the west of Aberdeen Airport approximately 7 miles north west of Aberdeen City Centre. Kirkhill is one of the principal industrial locations in Aberdeen, in part due to its close proximity to the airport and to the transport links – these links will be further enhanced with the opening of the new Aberdeen Western Peripheral Route (AWPR) in Q4 2018.

Surrounding occupiers include Halliburton, Schlumberger, DHL, CHC Scotia, Iron Mountain and Dolphin Drilling.

DESCRIPTION

The property comprises a detached industrial unit with two storey office accommodation along with a shared tarmac forecourt.

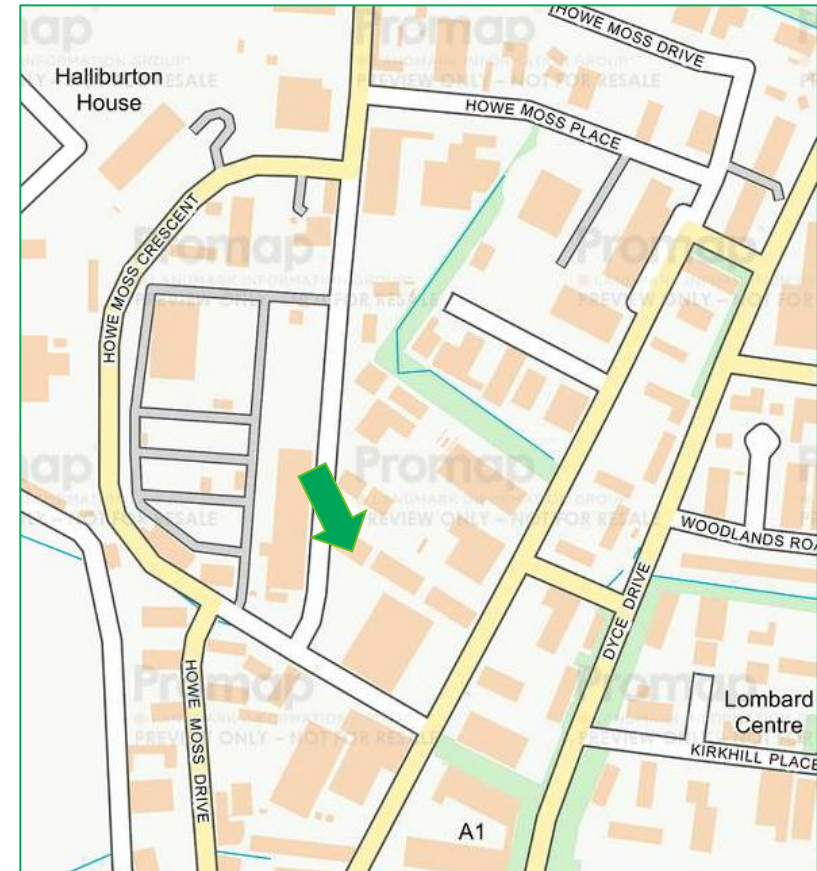
Internally, the subjects benefit from the following specification:

Warehouse

- A reinforced concrete slab floor
- Wallhead height of 7.9 metres
- Vehicular access via an electrical roller shutter door (4.45m high x 4.5m wide)
- Artificial lighting by high bay sodium spotlights
- 5 Tonne and 2 Tonne overhead gantry cranes

Office

- Mixture of open plan and cellular accommodation
- Carpeted flooring
- Painted plasterboard lined walls
- Gas central heating
- Suspended ceilings with Cat 2 lighting



ACCOMMODATION

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

	SQ M	SQ FT
Offices	197.48	2,126
Warehouse	573.97	6,178
Warehouse Stores etc	82.80	891
Mezzanine	114.78	1,235
TOTAL	969.04	10,431

RENT

£75,000 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.

PRICE

Our client will consider the sale of their heritable interest. Price upon application.

RATEABLE VALUE

£87,000

VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Full documentation is available upon request.



CONTACT US

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