

Halliburton House

Howe Moss Crescent, Kirkhill Industrial Estate,
Dyce, Aberdeen, AB21 0GN

6,541.8 sq.m / 70,415 sq.ft
with 337 parking spaces

FOR SALE /
MAY LET



HIGH QUALITY FULLY
FITTED OUT OFFICE HQ
WITH EXCELLENT PARKING





Aberdeen
International
Airport

Moxy
Courtyard by Marriott
Premier Inn
Crowne Plaza

Hampton by Hilton

Expro
Survivex
Bristow

Kuehne & Nagel

Iron Mountain

DHL

CHC

Dolphin Drilling

HOWE MOSS CRESCENT

Halliburton

Core Lab

Global
Energy
Group

Clariant

Expro

Bollere
Logistics

Halliburton
House

DYCE DRIVE

Denholm
Engineering

Metrol

Weatherford

Trojan Crates

Schoeller-Bleckmann
Darron (Aberdeen) Ltd

Trillium Flow
Technologies

Schlumberger

MacArtney
UK Ltd

Aker Solutions

Baker Hughes

Pierce Beer

Dominion Gas

ABERDEEN WESTERN PERIPHERAL ROUTE [A90]



established estate

Within the established Kirkhill
Industrial Estate in Dyce

elevated site

Elevated site with outstanding views
over the city and beyond

excellent accessibility

Within easy reach of the Airport Link of the
AWPR providing excellent accessibility

local amenities

Aberdeen International Airport, TECA
and adjacent hotels within close
proximity to the property



Modern High Spec Office HQ



Canteen facility



3 storey atrium



Open plan offices



Commercial kitchen

Halliburton
House

DESCRIPTION

- Fully fitted out high spec office HQ
- Open plan offices with various offices, meeting and project space
- Comfort cooling and raised access floors
- Management suite with boardroom
- 3 storey atrium and vaulted ceiling at 2nd floor providing excellent natural light
- Canteen facility and small commercial kitchen
- Modern reception facility with triple height atrium and security barriers
- Small gymnasium
- 2 x passenger lifts
- Landscaped elevated site
- Basement storage facilities
- 337 car parking spaces – 1:208 sq.ft
- Back up generator

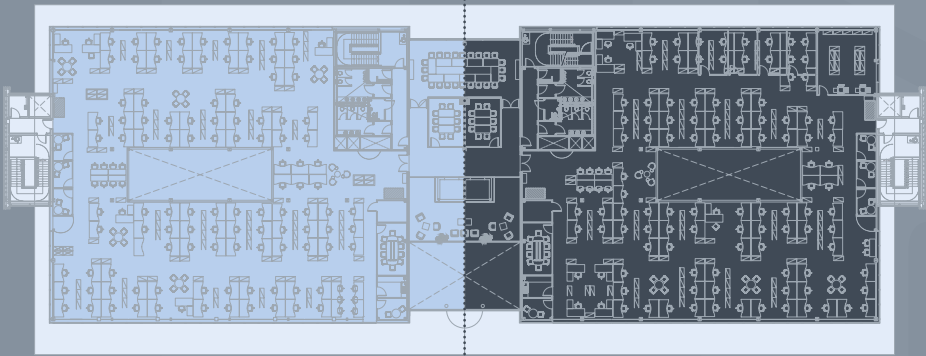
Halliburton House

FLOOR AREAS

Level	Sq M	Sq Ft
2nd Floor	2,074.1	22,325
1st Floor	2,154.1	23,187
Ground Floor	2,313.6	24,903
Total	6,541.8	70,415
Including areas of Limited Use of	167.2	1,800
Basement – Stores	426.1	4,586

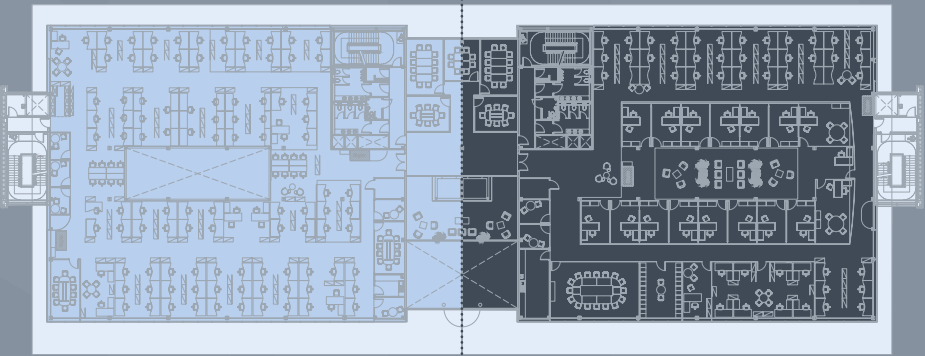
2ND FLOOR

WEST EAST



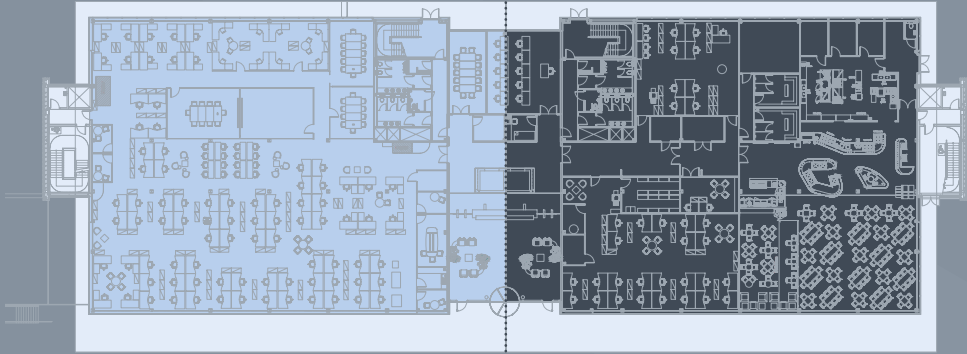
1ST FLOOR

WEST EAST

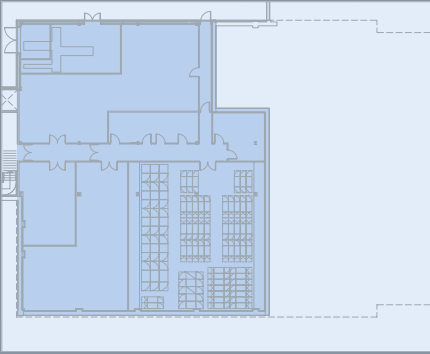


GROUND FLOOR

WEST EAST



BASEMENT





FULLY FITTED OUT
AND IN MOVE
IN CONDITION.
CONSIDERABLE
'CAPEX' SAVINGS
POSSIBLE

Halliburton House

70,000 SQ.FT
PLUG AND PLAY
OPPORTUNITY!



PROPOSAL

Offers are invited for the heritable interest in Halliburton House. Alternatively, consideration may be given to a letting of the whole.

EPC

TBC

RATEABLE VALUE

£1.3m. This is subject to appeal. An incoming purchaser would have the ability to appeal the Rateable Value also.

LEGAL COSTS

Each party will bear their own legal costs in the transaction LBTT and Registration dues will be the responsibility of the purchaser.

ANTI-MONEY LAUNDERING PROCEDURES

In accordance with both HMRC and RICS Guidance, we, as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, personal and or detailed financial and corporate information will be required prior to any transaction concluding.

VAT

VAT will be payable in addition to the purchase price at the prevailing rate.

ENTRY

To be agreed but on conclusion of legal missives and the vendor being in receipt of cleared funds.

VIEWING AND OFFERS

Strictly through the sole selling agents to whom all formal offers should be submitted in Scottish Legal form.

Disclaimer. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Any purchaser or lessee should satisfy themselves as to the correctness of each of the statements contained in these particulars. The owner of the property does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property described in these particulars. July 2020.



FG Burnett

Jonathan Nesbitt

t: 01224 597531

e: jonathan.nesbitt@fgburnett.co.uk

Graeme Nisbet

t: 01224 597532

e: graeme.nisbet@fgburnett.co.uk