

# INDUSTRIAL INVESTMENT OR OWNER OCCUPIER OPPORTUNITY

UNITS 6 & 19 ROBERT LEONARD CENTRE / HOWE MOSS DRIVE / KIRKHILL INDUSTRIAL ESTATE / DYCE / AB21 0GG





## >> EXECUTIVE SUMMARY

- Two back-to-back, end terraced commercial units comprising 177.37 sq. m (1,909 sq. ft) approx.
- Located within Kirkhill Industrial Estate in close proximity to Aberdeen International Airport.
- Prominent situation with double frontage onto Dyce Drive and Howe Moss Drive.
- Let to Axess North Sea Ltd with lease expiry at 24 July 2019 at a current passing rental of £18,000 per annum.
- Heritable interest (Scottish Equivalent to English Freehold).
- Offers over £250,000 exc VAT.



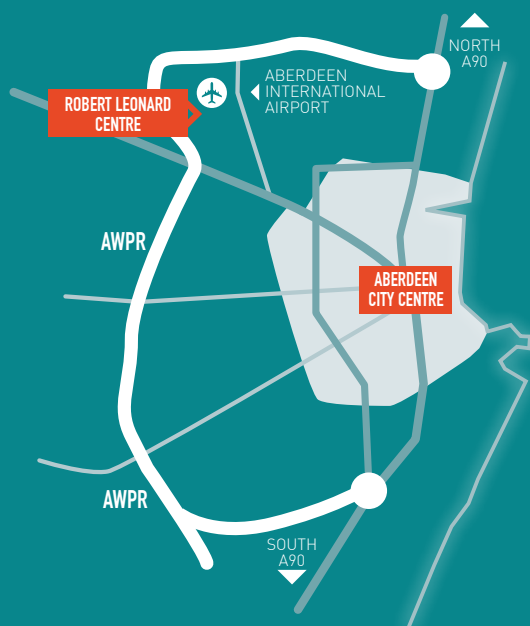


## >> LOCATION

The Robert Leonard Centre is located within Kirkhill Industrial Estate, Dyce, one of Aberdeen's prime industrial locations, situated six miles north west of Aberdeen city centre.

The subject property benefits from excellent road and rail connections and has prominent double frontage onto both Howe Moss Drive and Dyce Drive, which in turn joins the A96, the main Aberdeen to Inverness road.

The property also benefits from close proximity to Aberdeen International Airport and the Aberdeen Western Peripheral Route (AWPR).



## >> DESCRIPTION

The subjects comprise two adjoining end terraced units of an estate, which comprises 24 similar industrial units. Unit 6 fronts onto Howe Moss Drive and Unit 19 fronts Dyce Drive.

The property is of double pitch steel frame construction, off a concrete floor. Each unit has its own manual roller shutter door providing vehicular access. The property benefits from three-phase power.

Unit 6 comprises a workshop with a small office pod and male/female toilets. Unit 19 has been fully fitted out as offices with meeting room, reception / tea prep area and male and female toilets.

Each unit benefits from three dedicated car parking spaces.

## >> AREAS

We calculate the approximate gross internal floor areas to be as follows:

Description	Sq. m	Sq. ft
Unit 6	87.27	939
Unit 19	90.09	970
<b>TOTAL</b>	<b>177.36</b>	<b>1,909</b>

The above areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

## >> TENANCY

Axess North Sea Limited have a lease until 24 July 2019 at a passing rent of £18,000 per annum. Thereby owner occupation could be ascertained at this dates by the purchaser, or earlier via agreement with the tenant.

Alternatively, the tenant has intimated that they would extend their lease and further details are available upon request to genuinely interested parties.

## >> COVENANT

Axess North Sea Limited are part of the Axess Group. The Axess Group are an international company established in Norway in 1998 to become one of Norway's largest most skilled companies related to cranes and lifting technology.

Further information on the company is available to genuinely interested parties and at [www.axessgroup.com](http://www.axessgroup.com)

## >> TENURE

Heritable interest (Scottish Equivalent to English Freehold).

## >> EPC

The Energy Performance Certificate rating is G.





## VAT

To be confirmed upon agreement of sale structure.



## PROPOSAL

We are instructed to seek offers in excess of £250,000 exclusive.



## VIEWING & FURTHER INFORMATION



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## INDUSTRIAL INVESTMENT OR OWNER OCCUPIER OPPORTUNITY

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