To Let

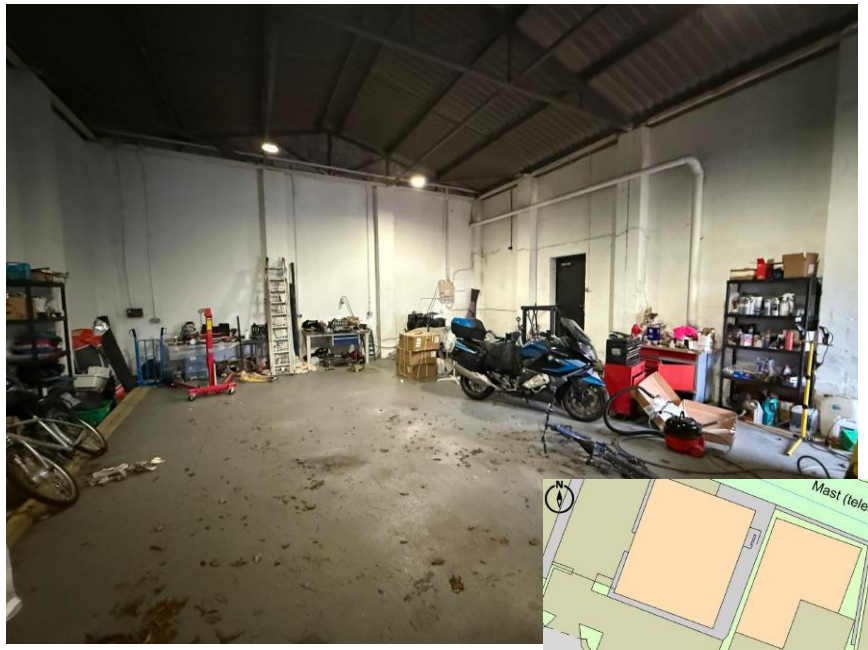
Warehouse & yard

39 Howe Moss Drive, Dyce, Aberdeen, AB21 0GL

Detached industrial unit totaling 1,986 sq.ft with a secure yard extending to 12,380 sq.ft



39 Howe Moss Drive, Dyce





Description

The property comprises a detached warehouse with single storey office attached, offering a mix of industrial storage and cellular office / welfare accommodation.

The warehouse is of steel portal frame construction with painted blockwork walls over a concrete floor and under a profile metal clad roof. Vehicle access is provided via a roller shutter door to the front of the property.

The newly refurbished office and welfare facility, attached to the warehouse, provides good quality offices, kitchen facilities and W/Cs.

The hardstanding yard is secure and provides good quality external storage and car parking. The yard also benefits from an interceptor within the yard.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area and comprise the following areas.

Unit description	Sq. M.	Sq. Ft.
Warehouse	99.62	1,072
Office	84.88	914
Total	**184.5**	**1,986**
Total	1,150	12,380

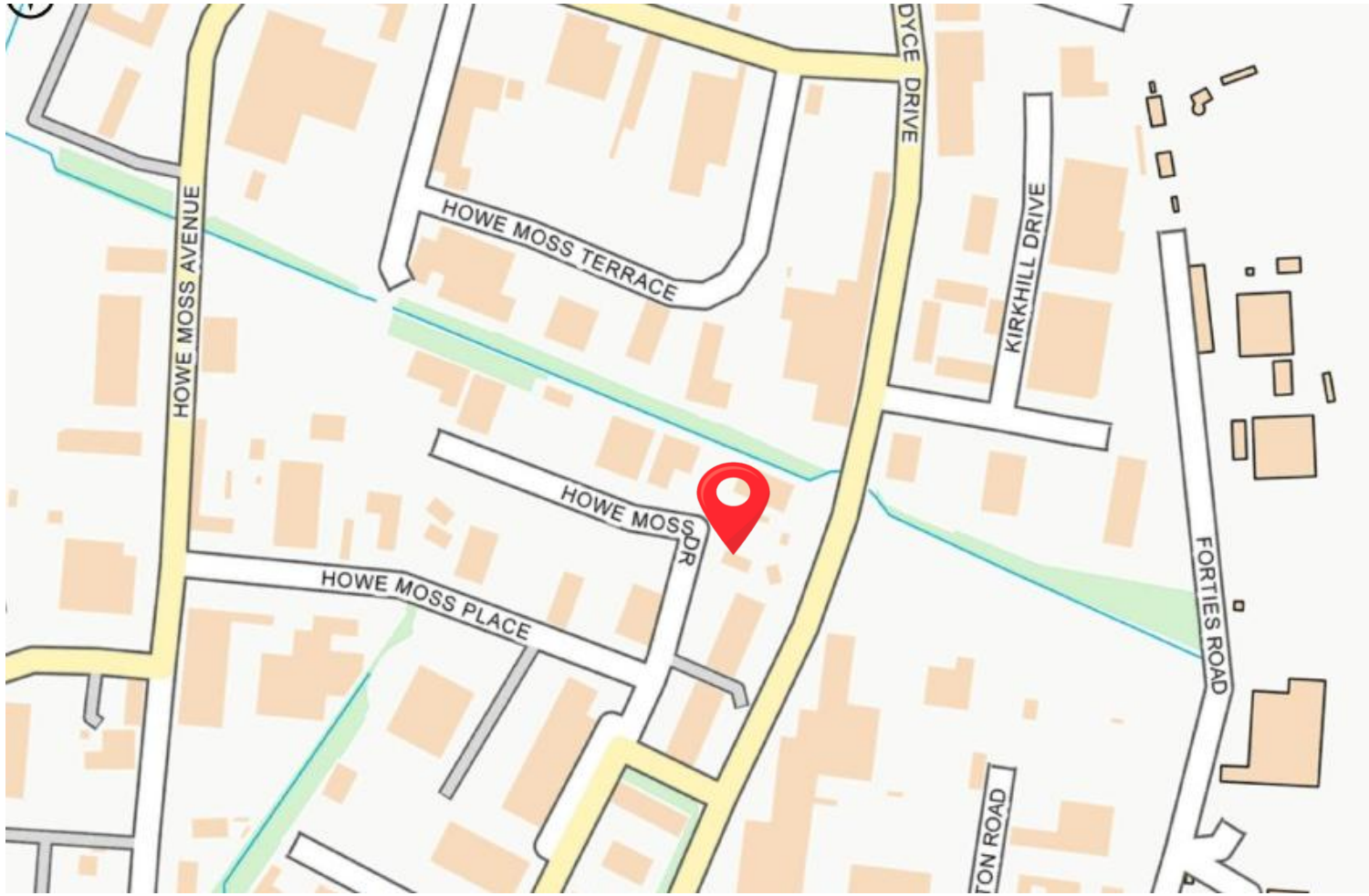
39 Howe Moss Drive, Dyce

Location

The subject property is located near the end of Howe Moss Drive, within the popular Kirkhill Industrial Estate.

The well established Kirkhill industrial estate is situated to the west of Aberdeen International Airport and is approximately seven miles north-west of Aberdeen City Centre. The property sits in between two junctions of the Aberdeen Western Peripheral Route (AWPR) with both Craibstone and Parkhill junctions in close proximity.

Surrounding properties are predominantly industrial with surrounding occupiers including AFS Technologies, Denholm Engineering, Mactech Europe and Metrol.



39 Howe Moss Drive, Dyce













Photos digitally enhanced to show finish post refurbishment

39 Howe Moss Drive, Dyce

Lease Terms

The quoting rent is £34,500 per annum on the basis of a new full repairing and insuring lease.

Rateable Value

The property has a combined Rateable Value of £35,200.

VAT

All prices, rents and premiums are quoted exclusive of VAT.

EPC

The property benefits from the following Energy Performance Certificate Rating: B

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

Entry

Available immediately on conclusion of missives.

Viewings

Viewing of the property and any further information can be provided by the sole letting agent.

Anti-Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Knight Frank are legally obliged to carry out due diligence checks on both buyers and sellers.

Following the acceptance of an offer, the intended purchaser(s) or occupier(s) must, at a minimum, supply proof of identity and address, along with evidence of funds to support the purchase, before the transaction can progress.



Scott Hogan
scott.hogan@knightfrank.com
+44 7468 729 768



Eric Shearer
eric.shearer@knightfrank.com
+44 7712 868 594

Disclaimer:

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2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated April 2026. Photographs digitally enhanced to show finish post refurbishment.

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