FOR SALE / MAY LET INDUSTRIAL CAMPUS

DYCE, ABERDEEN AB21 0GR

W3W /// INFANTS.RICHLY.SIMULATIONS

HOWE MOSS TERRACE.

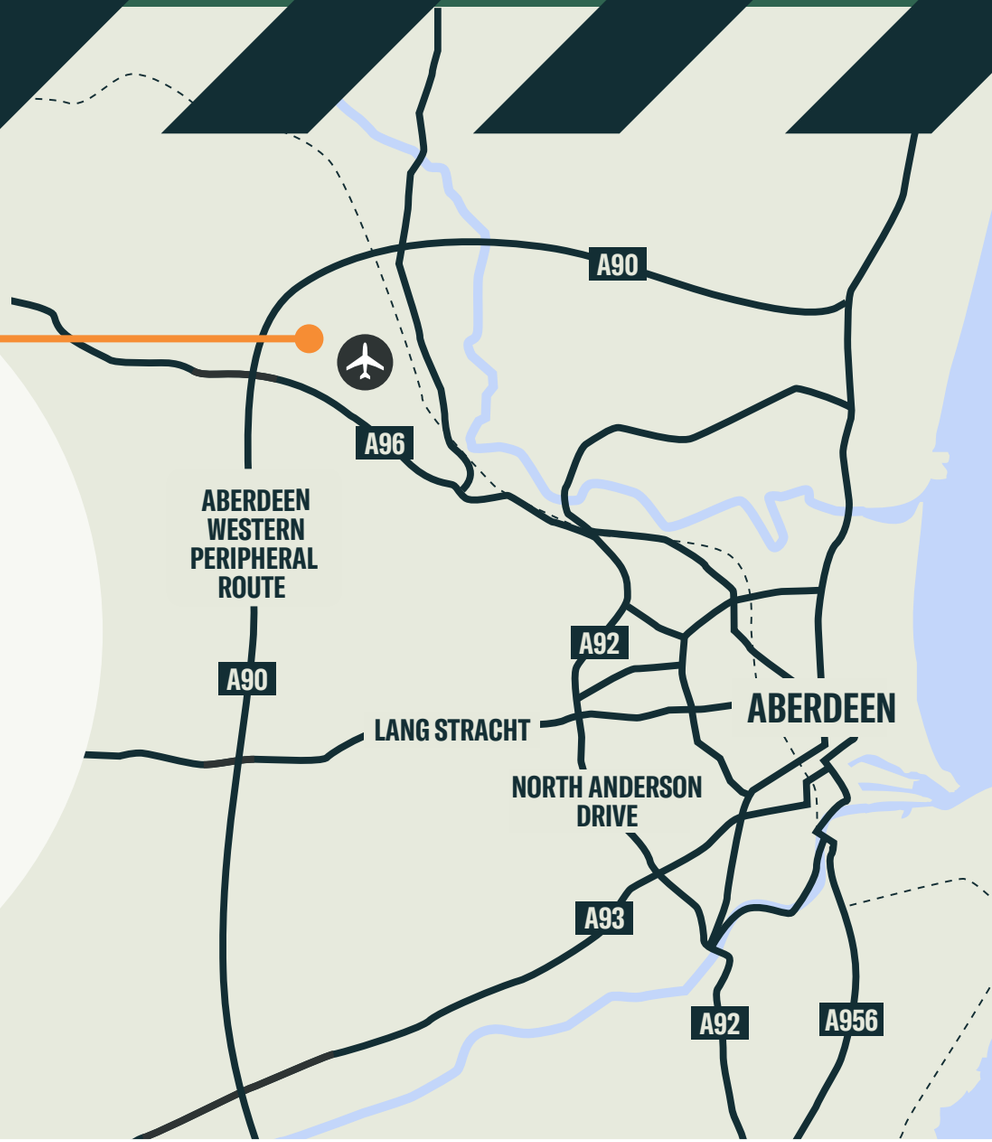
Impressive detached industrial unit totalling 61,300 sq ft with extensive yard on 4.44-acre site

Prominent Industrial Location.

The subject property is located on a prominent corner site fronting onto Dyce Drive, Howe Moss Drive and Howe Moss Terrace 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 occupiers including:

Baker Hughes

RWG
REPAIR & OVERHAUL EXPERTISE

EthosEnergy

slb

HOWE MOSS TERRACE.

Substantial Industrial Campus.

The substantial industrial campus facility provides impressive industrial accommodation with appropriate office and welfare accommodation within a large yard laid mostly in concrete externally.

The industrial accommodation comprises two main industrial warehouses providing the majority of the available space. Further industrial accommodation includes paint bay, lab / testing space, high bay workshop and a goods in / out loading area.

Office accommodation over two floors are already in situ as well as welfare accommodation including WCs, canteen and locker / shower rooms.

The yard is laid predominantly in concrete and benefits from two access points allowing a one-way system if required.

Staff car parking is located away from yard operations.

UNIT DESCRIPTION	SQ M	SQ FT
Industrial	5,016.76	54,000
Office & Welfare	678.19	7,300
Total	**5,694.95**	**61,300**
External Yard 1.5 acres		

HOWE MOSS TERRACE.

Stand Out Specification.

10 TONNE CRANE

X1

5 TONNE CRANE

X4

12.5 TONNE CRANE

X1

FURTHER CRANES THROUGHOUT

WORKSHOP PAINT BOOTH

POTENTIAL FOR HIGH PRESSURE TEST BAY TO REMAIN*

ENERGY EFFICIENT LED LIGHTING

UP TO 400KVA ELECTRIC SUPPLY AVAILABLE

EAVES HEIGHT RANGE FROM 7.5 - 10.8M

SECURE YARD WITH ONE WAY SYSTEM / DUAL ACCESS

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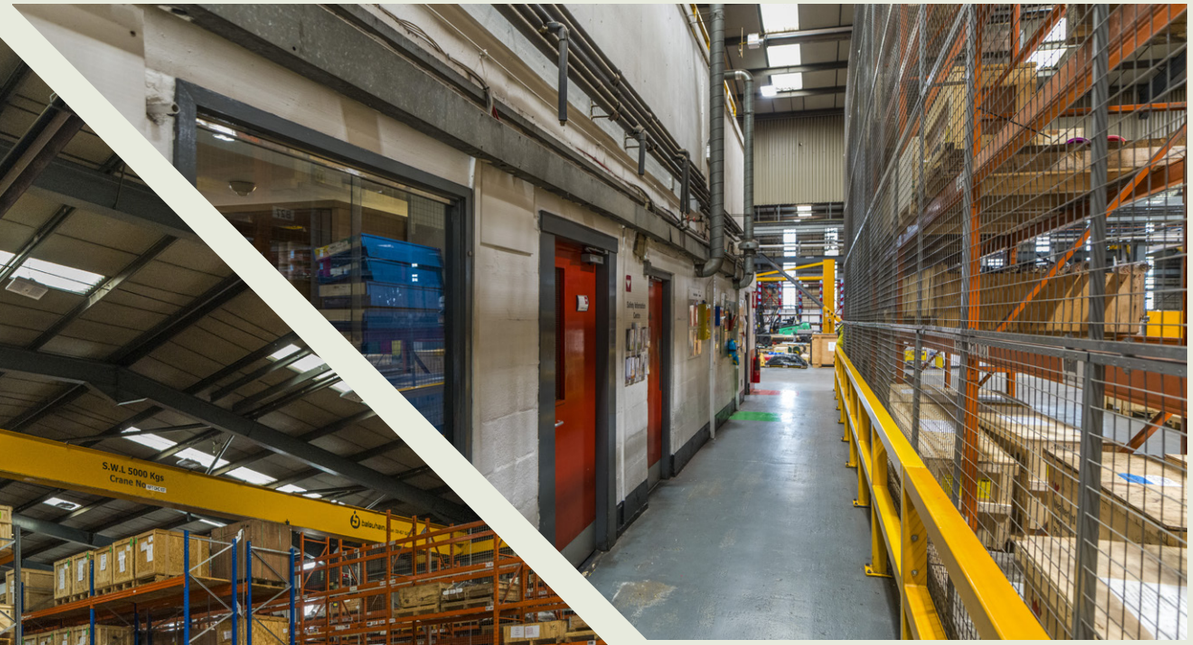

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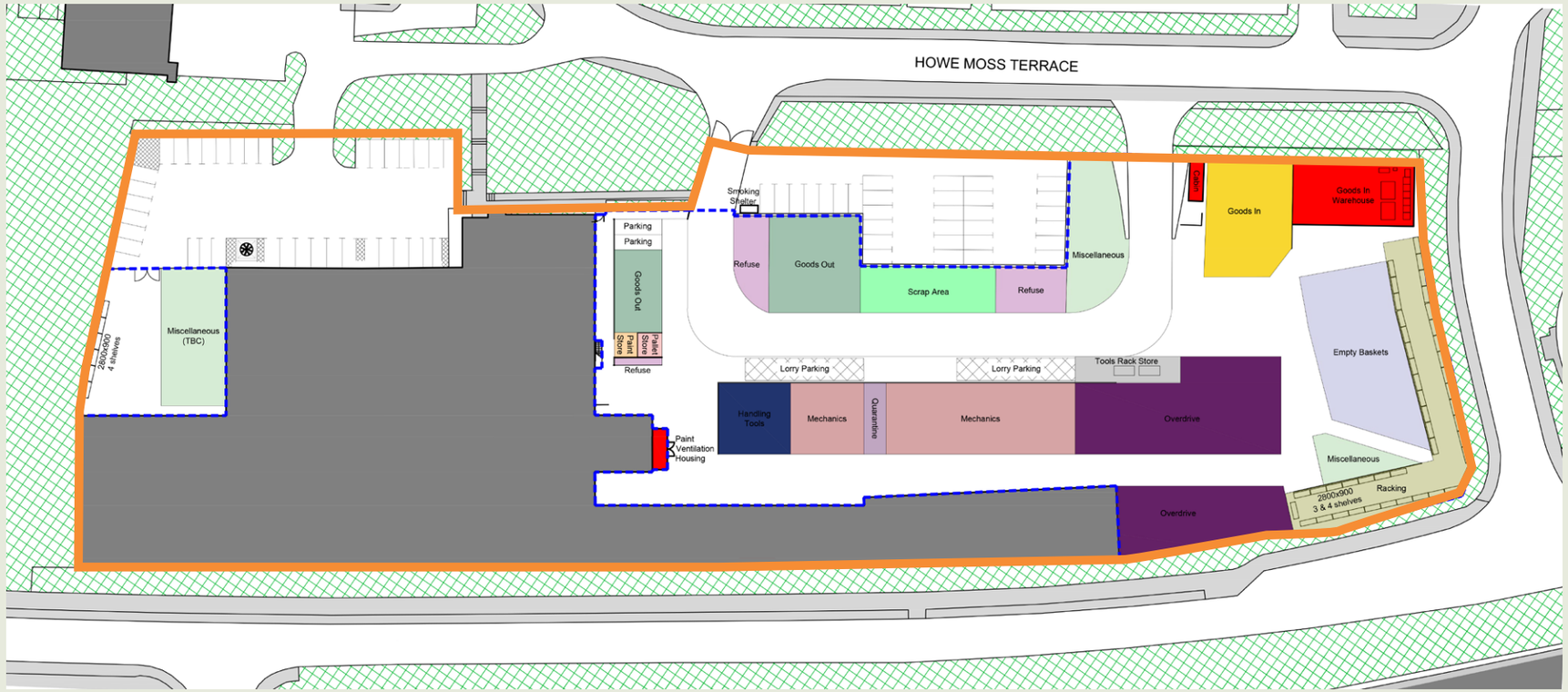

ANTI-MONEY LAUNDERING

Potential purchasers will need to comply with AML checks in line with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 act.

VIEWINGS

Viewing of the property and any further information can be provided by the joint letting agents.

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SALE TERMS

Offers are invited for our client's long leasehold interest in the site. Further details are available upon request.

LEASE TERMS

Our client may also consider a lease. Further details are available upon request. Proposals specific to your requirements can be discussed in further detail.

RATEABLE VALUE

The property has a combined Rateable Value of £447,000.

EPC

The property requires to be reassessed. Further details can be provided in due course

VAT

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

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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.

Disclaimer: JLL / Knight Frank for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL / Knight Frank has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Date of Preparation of Details May 2026