Ryden

TO LET

MODERN INDUSTRIAL UNIT WITH OFFICES & SECURE YARD

581.27 SQ M (6,257 SQ FT)



DUE TO BE REFURBISHED

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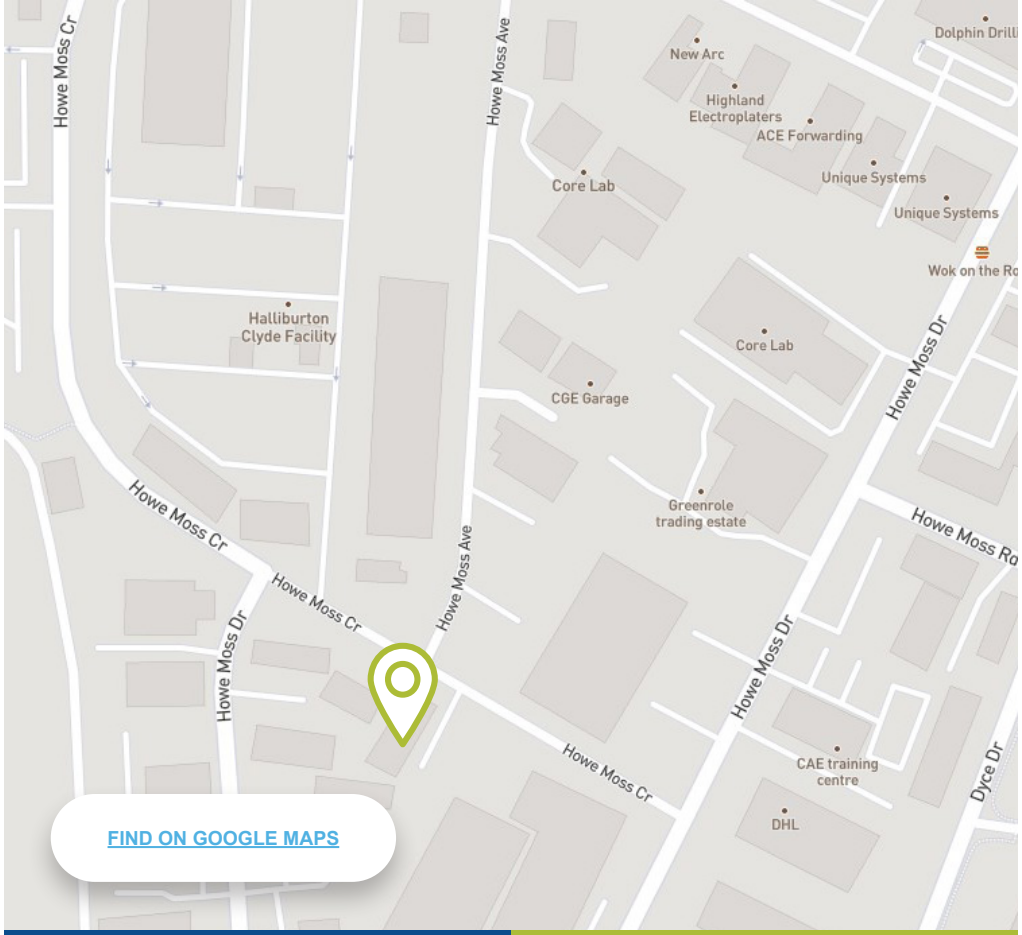
HOWEMOSS CRESCENT
DYCE
ABERDEEN
AB21 0GN

- PRIME INDUSTRIAL LOCATION ADJACENT TO ABERDEEN INTERNATIONAL AIRPORT
- VEHICULAR ACCESS IS PROVIDED VIA TWO STEEL ROLLER SHUTTER DOORS
- CONCRETE YARD PROVIDING AMPLE STORAGE & PARKING



THE SITE SITS ADJACENT TO ABERDEEN INTERNATIONAL AIRPORT

LOCATION

The property is located on Howemoss Crescent, within the popular Kirkhill Industrial Estate - one of the principal industrial locations in Aberdeen. The estate sits adjacent to Aberdeen International Airport and is home to major occupiers such as Halliburton, Baker Hughes, CHC Helicopters, DHL and Iron Mountain.

DESCRIPTION

The premises comprise a detached modern warehouse unit of steel portal frame construction, with a concrete floor, concrete block walls to dado height and profiled metal sheeting thereafter. The roof is clad in insulated profiled metal sheeting and incorporates translucent panels for natural light. The unit benefits from an eaves height of approximately 5 metres, whilst vehicular access is provided via a steel roller shutter door which measures approximately 4 metres wide and 4 metres in height.

Internally, the premises are fitted to provide a mixture of workshop, storage office and staff accommodation. The premises will be redecorated throughout. The offices are open plan and benefit from good natural light and have been finished to a good standard, which includes Category 2 light diffusers, carpeting and partitioning to provide meeting and conference facilities. Heating is by way of gas fired wall mounted radiators and there is IT networking throughout.

Externally, there is a concrete yard area which provides ample external storage and car parking facilities. Plenty of on-street car parking is also available, if required.

SERVICES

The premises are served by mains electricity, water and drainage. Heating is provided to the warehouse by a gas hot air blower and to the offices by a series of wall mounted radiators. The premises benefit from a 3-phase power supply.

ACCOMMODATION

The following accommodation is provided, measured on a gross internal basis, as follows:

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	304.21	3,275
OFFICE	277.06	2,982
TOTAL	**581.27**	**6,257**
YARD	649.66	6,993

The total site area is approximately 0.185 hectares (0.46 acres)

RATING

The subjects are listed in the current Valuation Roll with a Rateable Value of £49,250 effective from 01-APR-26.

Details of the current Uniform Business rate and local sewerage and water rates are available upon request. Please note that a new occupier has the right to appeal the rating assessment.

EPC

A copy of the EPC and Recommendations Report can be made available, upon request.

LEASE TERMS

Our client is seeking to lease the premises on a Full Repairing and Insuring basis for a period to be agreed. Any medium/ long term lease would provide for periodic upward only rent reviews.

RENT

Upon application.

ENTRY

Upon agreement.







LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any prospective tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

ANTI-MONEY LAUNDERING (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

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GET IN TOUCH

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