Ryden

TO LET

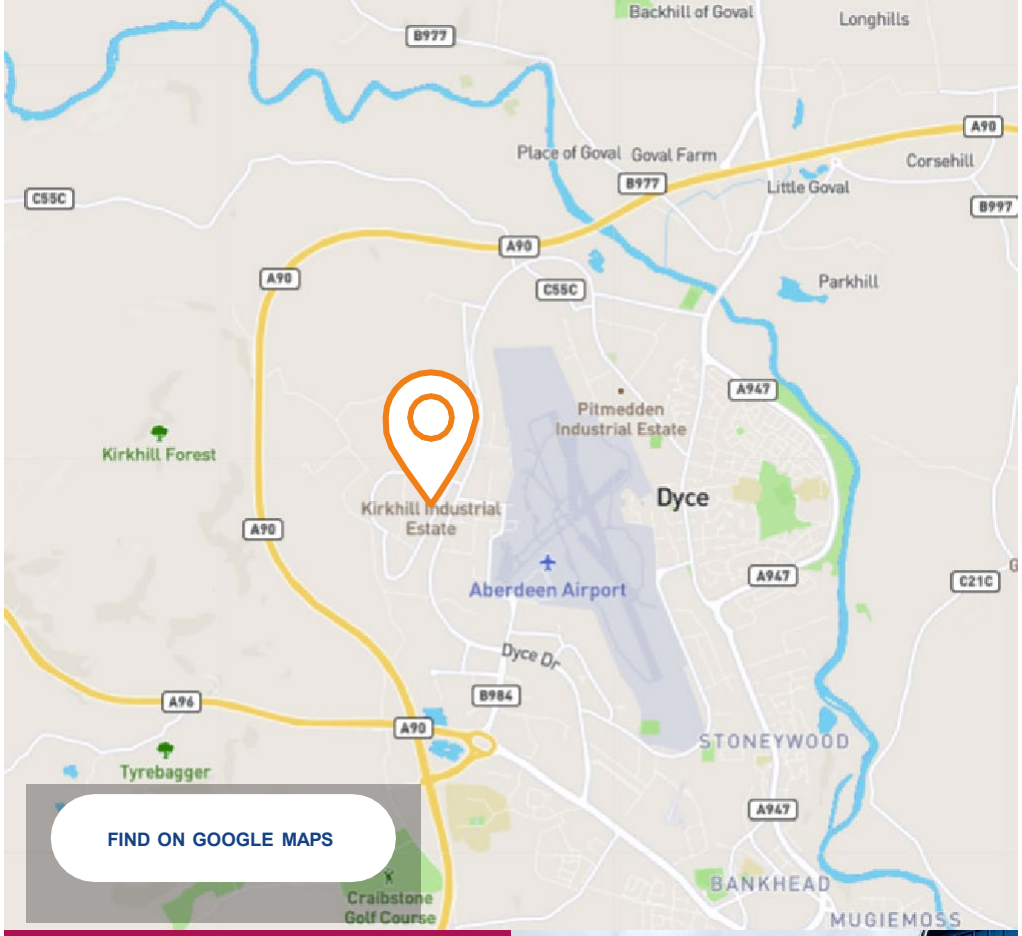
TERRACED INDUSTRIAL UNIT
217.1 SQ M (2,336 SQ FT)



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UNIT 3
HOWE MOSS DRIVE
DYCE
ABERDEEN
AB21 0GL

- 6 MILES NORTH-WEST OF ABERDEEN CITY CENTRE
- ELECTRICALLY OPERATED METAL ROLLER DOOR
- YARD SPACE AVAILABLE
- CAR PARKING AVAILABLE





LOCATION

The subject is located on the east side of Howe Moss Drive within Kirkhill Industrial Estate, approximately 250 metres west of the junction with Howe Moss Road. The property is situated in close proximity to Aberdeen International Airport, lying approximately 6 miles north-west of Aberdeen City Centre.

Nearby occupiers include Independent rope access, Highland oilfield services group, ARR Craib & Kerrs dairy.

DESCRIPTION

The subjects comprise a terraced industrial unit of steel portal frame construction with blockwork dado and steel pressed sheeting thereafter. The pitched roof incorporates translucent panels. Lighting is by way of high bay sodium fitments. Vehicular access is provided to the unit through an electrically operated metal roller door. The subjects also benefits from 3 phase power supply.

The office accommodation is of plastered blockwork walls and carpeted concrete flooring. Lighting is by fluorescent fitments and natural light through double glazed uPVC windows. Heating is provided by electric panel heaters. Shower facilities are located on the first floor.

The unit is to be refurbished ahead of an ingoing occupiers tenancy. An ingoing occupier would also benefit from use of an exclusive yard area.

Car parking is provided within the communal tarmacadam surfaced car parking to the front of the unit.

LEASE TERMS

The accommodation is available on full repairing and insuring terms for a negotiable period. Any medium to long term leases will be subject to upward only rent reviews at regular intervals.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following gross internal floor areas derived: -

DESCRIPTION	SQ M	SQ FT
OFFICE	62.8	675
WORKSHOP	154.3	1,661
TOTAL	217.1	2,336
YARD	469.6	561 sq yds

RATEABLE VALUE

The property is currently entered in the valuation roll with an RV of £18,750.

EPC

The subjects have an EPC Rating of D.

A copy of the EPC and the Recommendation Report can be provided upon request.

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

LEGAL COSTS

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.



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GET IN TOUCH

Please get in touch with our letting agents for more details.

Erin Chessor
T 07570 382 544
E erin.chessor@ryden.co.uk

Paul Richardson
T 07789 986 141
E paul.richardson@ryden.co.uk

Ryden
The Capitol
431 Union Street
Aberdeen
AB11 6DA
01224 588 866

ryden.co.uk

Ryden

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 identif ying 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. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **February 2025**