

TO LET / MAY SELL

WAREHOUSE WITH OFFICES, YARD & CAR PARK

- Gross Internal Area – 2,025.74 SQM (21,805 SQFT)
- Concrete Yard –2,000 sqm (21,528 sqft)
- 20 Car Parking Spaces
- Rental - £220,000 per annum
- Price – offers invited

FIND ON GOOGLE MAPS

WAREHOUSE, HOWE MOSS DRIVE, DYCE, ABERDEEN, AB21 0GL

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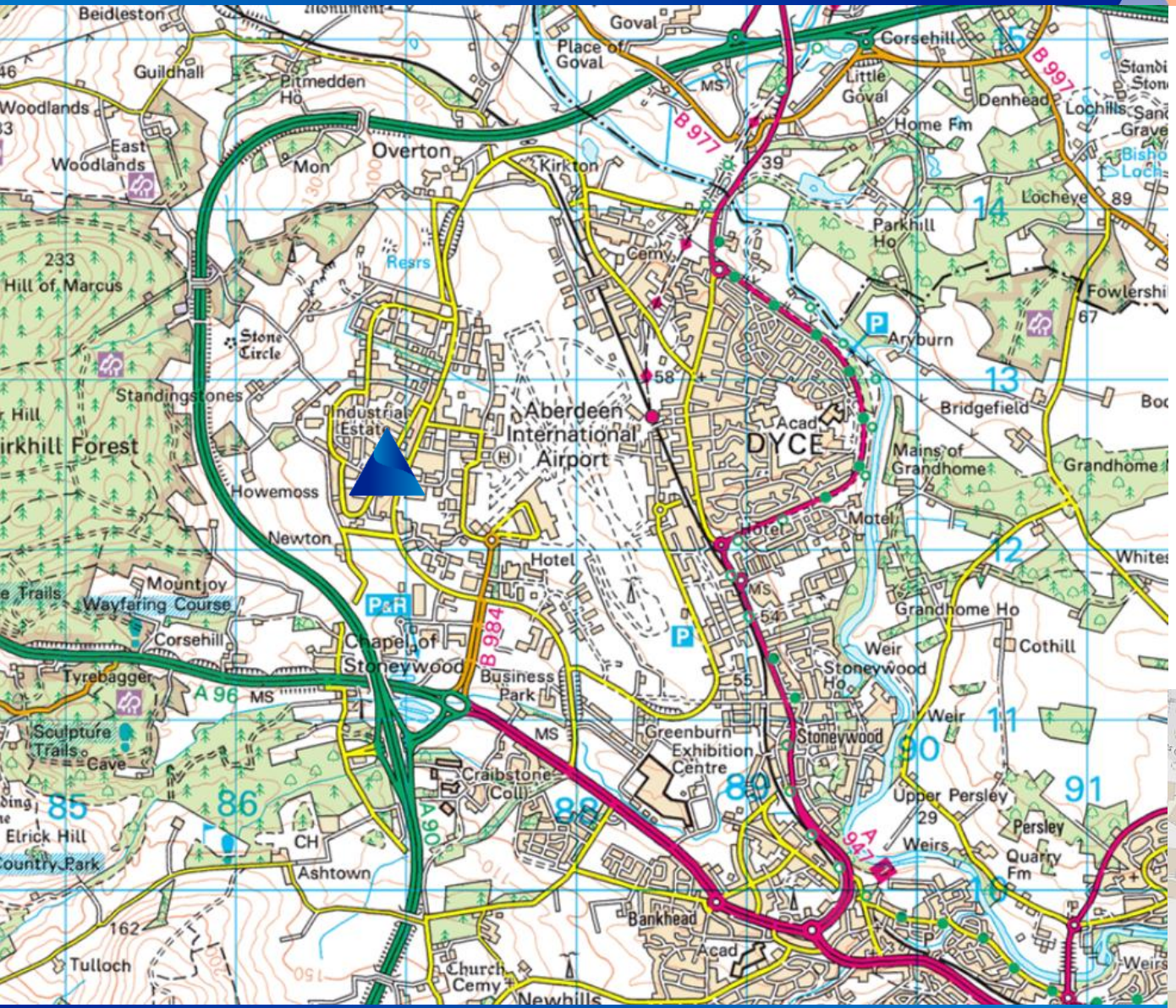
Location

WAREHOUSE, HOWE MOSS DRIVE,
DYCE, ABERDEEN, AB21 0GL

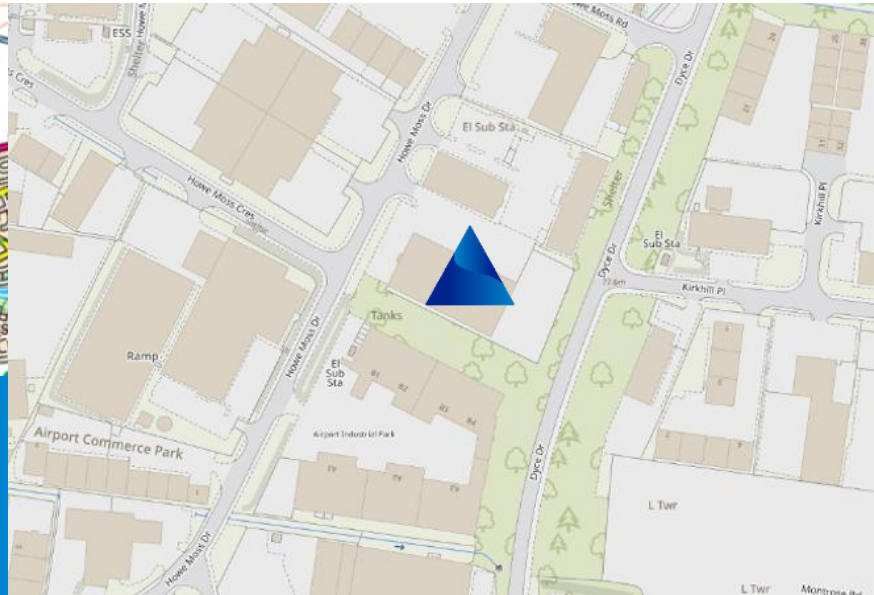


The property is located on the east side of Howe Moss Drive and the west side of Dyce Drive which is the main arterial route through Kirkhill Industrial Estate.

Aberdeen International Airport is in close proximity to the subjects with the area further being enhanced due to the Aberdeen Western Peripheral Route which provides rapid access to the north and south of the city.

Aberdeen is regarded as the energy capital of Europe and remains home to a number of global energy companies including BP, Shell and TotalEnergies.

Commercial occupiers in the surrounding area include Aker, Emerson, Asco, Expro, Metrol and Arco.



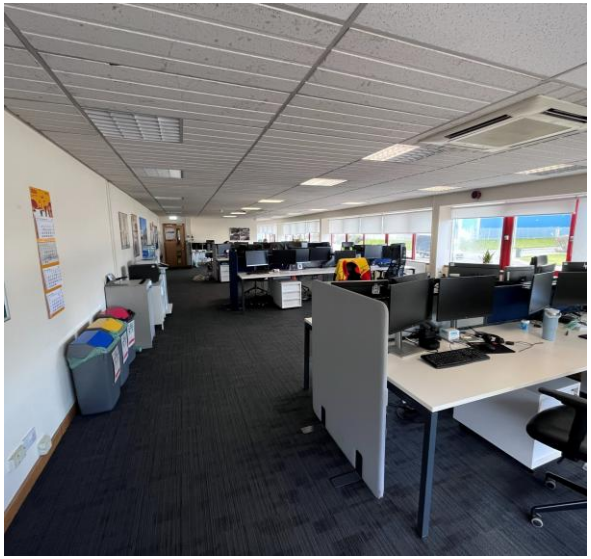
Warehouse With Offices, Yard & Car Park

Description









The subjects comprise of a detached industrial premises with offices to the front, dedicated parking and yard area. The premises are of steel portal frame construction with brick/block walls to with profile metal cladding above with the roof over being pitched and clad in profile metal sheeting.

Internally, the warehouse has a concrete floor which is painted with the walls and ceiling to the inside face of the blockwork and cladding. Within the warehouse are toilets and a canteen.

Artificial lighting is by a number of high bay fittings with natural light being provided by a number of translucent roof panels.

Vehicular access to the premises is via 3 electrically operated roller shutter doors located along the north elevation. The unit also benefits from 3 phase power.

The office space is located over ground and first floor and has a concrete floor which is carpeted. The walls are plastered and painted with the ceilings being of a suspended acoustic design incorporating CAT 2 fitments.

Natural lighting is provided by a number of aluminium double glazed windows. Heating is a mixture of gas radiators and air conditioning units.

The subjects also benefit from approximately 20 car parking spaces to the front.

Floor Plan

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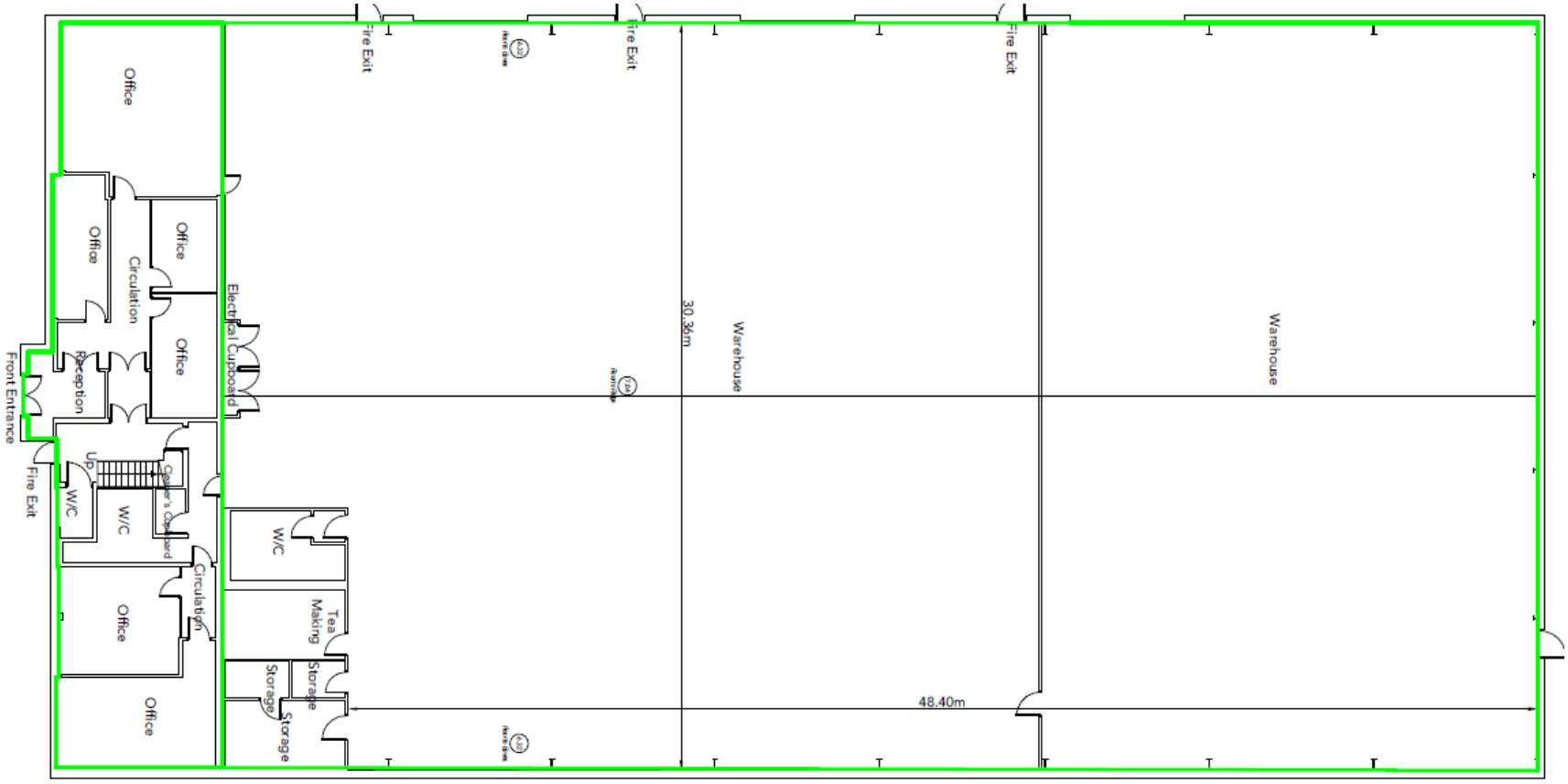
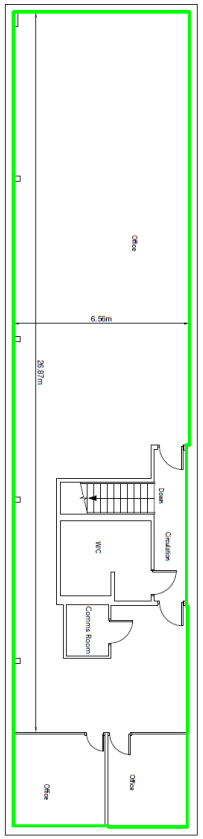


Ground Floor



First Floor

The Detail

Accommodation

Accommodation	SQM	SQFT
Warehouse	1,619.62	17,433
Ground Floor Offices	208.27	2,242
First Floor Offices	197.85	2,130
TOTAL	**2,025.74**	**21,805**

The above mentioned floor areas have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

Yard

The concrete yard area measures 2,000m² (21,528ft²) and has been calculated from online mapping software.

Approximately 1,350m² (14,531ft²) of this concrete yard is within a secure area bounded by a wire mesh fence at the rear of the site.

Rental

£220,000 per annum, exclusive.

Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

Price

Offers are invited for our clients interest in the subjects

Energy Performance Certificate

The property has an EPC Rating of B.

Entry

Immediately upon completion of legal formalities.

Services

Mains gas, electricity (3 phase), water and drainage are installed.

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £186,000. An incoming occupier would have the opportunity to appeal the Rateable Value.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis

VAT

All figures quoted are exclusive of Value Added Tax.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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Shepherd Chartered Surveyors
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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE OCRTOBER 2026

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