

# FOR SALE | TO LET

Significant HQ Facility with Office & Warehouse  
Accommodation and Large Secure Yard



## KEY HIGHLIGHTS

- Located within established industrial location on prominent corner site
- Close proximity to Aberdeen International Airport & new A90
- Redevelopment/Reconfiguration potential
- Total site area of 1.027 hectares (2.54 acres)
- Total floor area 2,555.70 sq.m (27,509 sq.ft)
- Freehold Title
- Potential for the site to be split

Howe Moss Drive  
Dyce, Aberdeen  
AB21 0GL



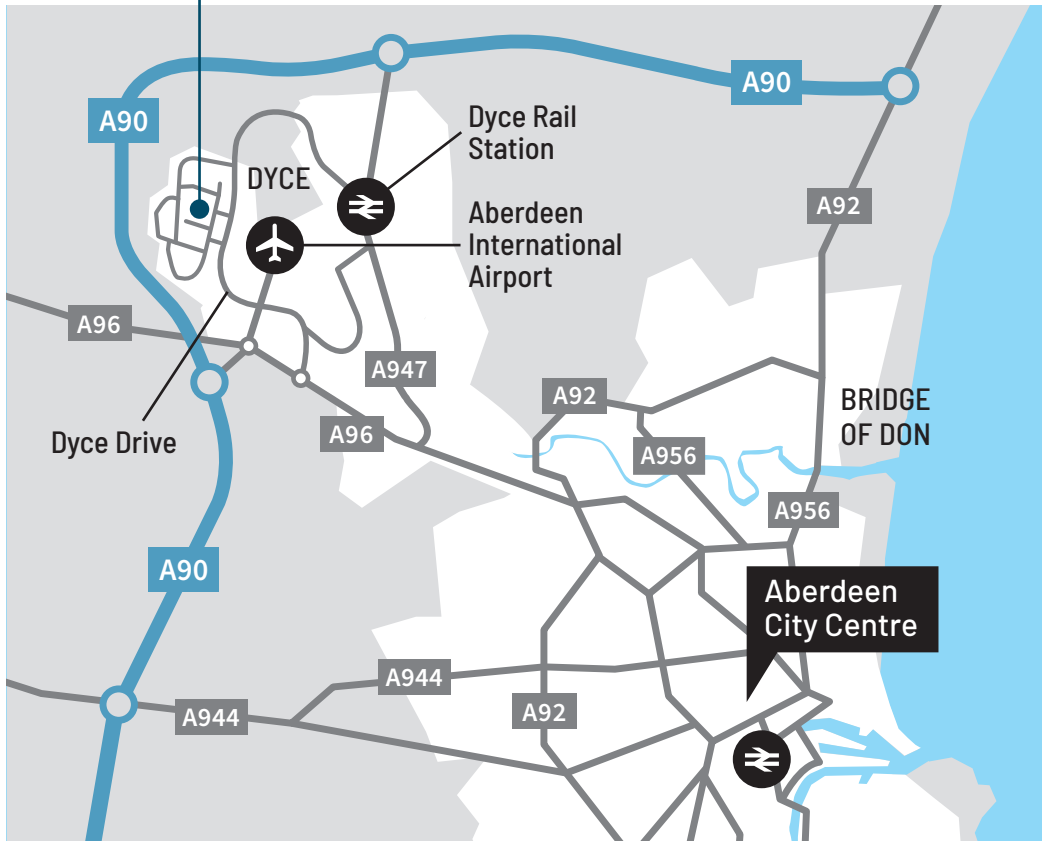
# LOCATION

The HQ Facility is located on the western side of Howe Moss Drive, Dyce. The building is on a prominent corner location and benefits from excellent frontage on a busy commercial thoroughfare. The premises has strong transport links with Aberdeen International Airport, and excellent access North and South due to its close proximity to the new A90.

Nearby occupiers include: Rolls Wood Group, Ethos Energy, Diamond Drilling Offshore (UK) Limited, SPEX Services, Corex (UK) Limited, CHC Scotia Limited & ARR Craib Transport Limited.

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Howe Moss Drive, Dyce, Aberdeen AB21 0GL



/ Site area: 1.027 hectares (2.54 acres)  
/ Floor area: 2,555.70 sq.m (27,509 sq.ft)

## HQ FACILITY







# DESCRIPTION

The main facility comprises industrial and office accommodation together with large secure yard and car parking. There is also a separate detached warehouse located to the West of the site. The warehouses are of steel portal frame construction, off a concrete floor, under a pitched roof. Lighting is by way of high bay sodium lamps and heating is provided by gas fired and electric heaters. Vehicular access is provided via electric roller shutter doors and the units benefit from an internal eaves height of approx. 5 metres.

The main office is of concrete block construction under a pitched roof at ground floor level only with a modern reception/welcome area. The office accommodation is generally open plan in nature with internal partitioning providing cellular offices and meeting spaces throughout. The office benefits from painted plasterboard walls, carpet tiles throughout, and is serviced by gas fired central heating system. There is excellent natural light through the various roof lights in situ, and artificial lighting is provided via CAT 2 lighting. Additional office space is located within the warehouse at ground and first floor level and is similar specification to the main office. There is potential to strip out this office space to create additional warehousing space if required.

Staff amenity includes: On-site Gym, staff canteen area, locker room and various toilet and shower facilities.

Externally, there is a large secure yard surfaced in a mixture of concrete and hardcore. Furthermore, there is a large tarmacadam staff car park located outside of the main office building. Generous car parking is provided.

# FLOOR AREAS

DESCRIPTION	Area sq.m	Area sq.ft
Main Building – Warehouse	530.26	5,708
Main Building – GF Offices	1,283.93	13,820
Main Building – FF Offices	302.11	3,252
Main Building – Warehouse Off/Locker Room	76.85	827
Warehouse 2	362.52	3,902
<b>TOTAL</b>	<b>2,555.70</b>	<b>27,509</b>
Concrete Yard	3,239.30	34,868
Hardcore Yard	1,349.39	14,525

The above areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).



## SALE PRICE

Offers are invited for the heritable interest (Scottish equivalent to freehold).

## LEASE TERM

Our client may consider leasing the premises. Further information upon request.

## RATEABLE VALUE

The property has a Rateable Value of £320,000 effective from 1st April 2017.

## LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction. The purchaser/incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is as follows:

Main Building – D

Warehouse 2 – G

## VAT

All prices quoted on the brochure are exclusive of VAT at the prevailing rate.

## ENTRY

Immediate upon conclusion of legal missives.

## VIEWINGS & OFFERS

By prior arrangement with the sole letting agent, to whom all formal offers should be submitted in Scottish legal form.



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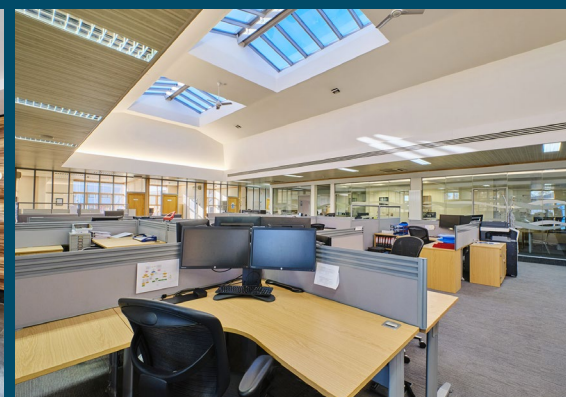
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# HQ FACILITY