

TO LET

Detached warehouse extending to 656.73 sq m
(7,069 sq ft) with yard



Fully Refurbished Industrial Unit

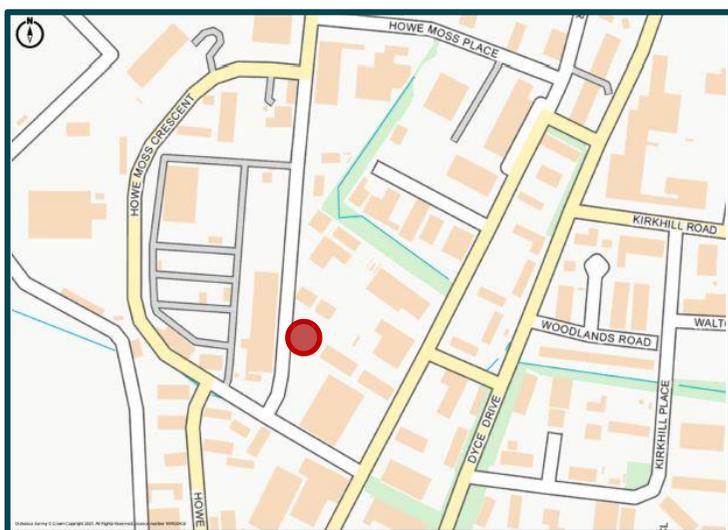
Unit 1 Howe Moss Avenue, Dyce, Aberdeen, AB21 0GP

Location

The industrial property is located on the east side of Howe Moss Avenue within Kirkhill Industrial Estate, Dyce, Aberdeen. Kirkhill Industrial Estate is to the west of Aberdeen International Airport approximately seven miles from Aberdeen City Centre.

Kirkhill Industrial Estate is one of the principal industrial locations in Aberdeen, due to its close proximity to the airport and strong transport links. The property benefits from close proximity to the Aberdeen Western Peripheral Route (AWPR) providing access to all points of Aberdeen and surrounding areas.

Nearby occupiers include DHL, Haliburton and Iron Mountain.



Description

The property has recently undergone a comprehensive refurbishment providing predominantly warehouse accommodation with minimal office and welfare accommodation.

The warehouse benefits from a newly painted concrete floor and freshly painted blockwork walls. Lighting is provided via translucent roof panels and is supplemented by new LED lighting. Vehicular access is provided via an electric roller shutter (4.45m High x 4.5m Wide). The warehouse also benefits from overhead gantry cranes already in situ.

The office and welfare accommodation has also undergone refurbishment and provides two offices, a small staff canteen and two new single WC's.

There is also lay down storage along the western elevation of the property, providing the potential for a secure yard.

Accommodation

We calculate the approximate gross internal floor area of the premises as follows:-

Description	Sq M	Sq Ft
Warehouse	573.95	6,178
Office and Welfare	82.77	891
Total	656.72	7,069

Lease Terms

The subjects are available as a whole on the basis of a new full repairing and insuring lease. Any medium / long term lease will provide for periodic rent reviews.

Rent

The quoting rent for the property is £62,500 per annum.

Rateable Value

The subjects are currently entered into the valuation roll at £87,000. This produces an Rates Payable sum of £43,761 per annum.

Please note that the property requires to be reassessed following the demolition of the two storey office block. As such we anticipate the Rateable Value and Rates payable to reduce significantly.

Additionally, the property should qualify for Fresh Start Rates Relief which will entitle any ingoing occupier to the first year of occupation rates free.

Energy Performance Certificate

The property has an EPC rating of D. Full EPC documentation will be provided ahead of any new lease commencing.

Legal Costs

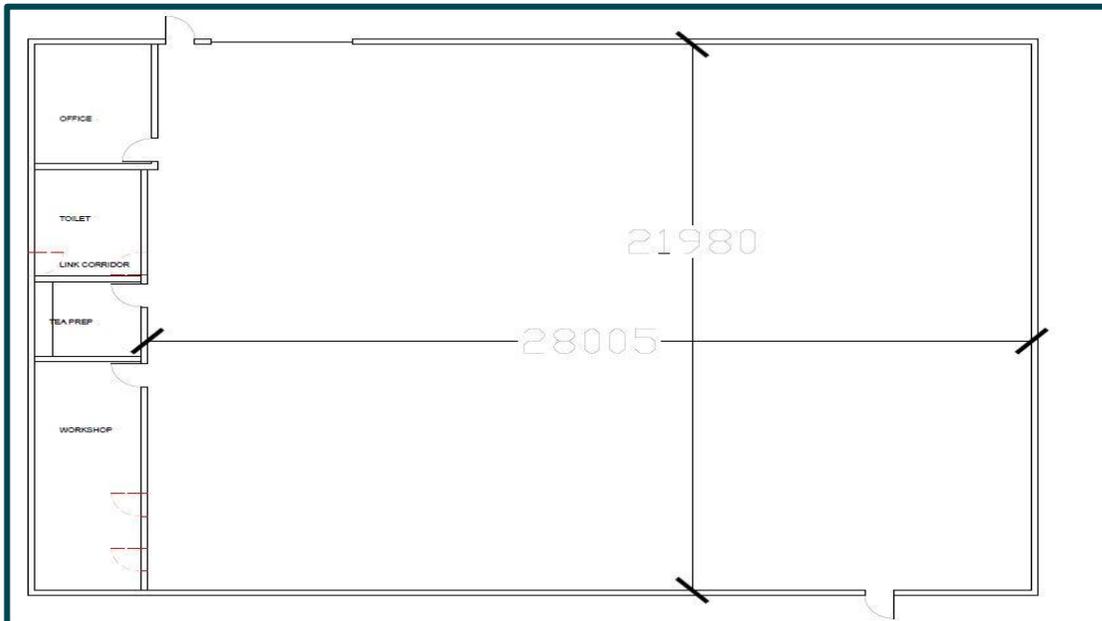
Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

VAT

All prices quoted in the schedule are exclusive of VAT.

Entry

Immediately upon conclusion of missives.



Contact

For further information, or to arrange a viewing, please contact:

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Important Notice

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3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP & Graham + Sibbald may be required to establish the identity and source of funds of all parties to property transactions.

Particulars dated October 2021. Photographs dated September 2021.