

**Video  
Tour**

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## INDUSTRIAL UNIT

- > RENTAL - £23,400 PER ANNUM
- > GIA – 241.54 SQM (2,600 SQFT)
- > LOCATED IN ESTABLISHED INDUSTRIAL ESTATE

TO LET

**UNIT 49, HOWEMOSS AVENUE, DYCE, ABERDEEN, AB21 0GP**

**CONTACT:** James Morrison, [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The unit is located on the north side of Howe Moss Avenue in close proximity to its junction with Dyce Drive within the Kirkhill Industrial Estate, Dyce, Aberdeen.

Kirkhill Industrial Estate is located to the west of Aberdeen International Airport approximately 7 miles north west of Aberdeen City Centre. Dyce is one of the principle Industrial locations in Aberdeen due to its close proximity to the Airport, Heliport and its transport links.

## DESCRIPTION

The unit is of a steel portal frame construction with mono pitched roof over clad in profile metal sheeting. Internally, the flooring is of a solid concrete design with the walls being a mixture of block work and to the inside face of the profile metal sheeting. The unit benefit from an up and over door along with an office and WC.

## ACCOMMODATION

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	241.54	2,600

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

## RENTAL

£23,400 per annum is sought.

## ENERGY PERFORMANCE CERTIFICATE

The Subjects have a current energy performance rating of F+.

## RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £26,000.

## LEASE TERMS

Our clients are seeking to lease the premises on a full repairing and insuring terms for a period of negotiable length. Any medium to long term lease durations will be subject to upward only lease provisions.

## ENTRY DATE

Upon conclusion of legal missives.

## VAT

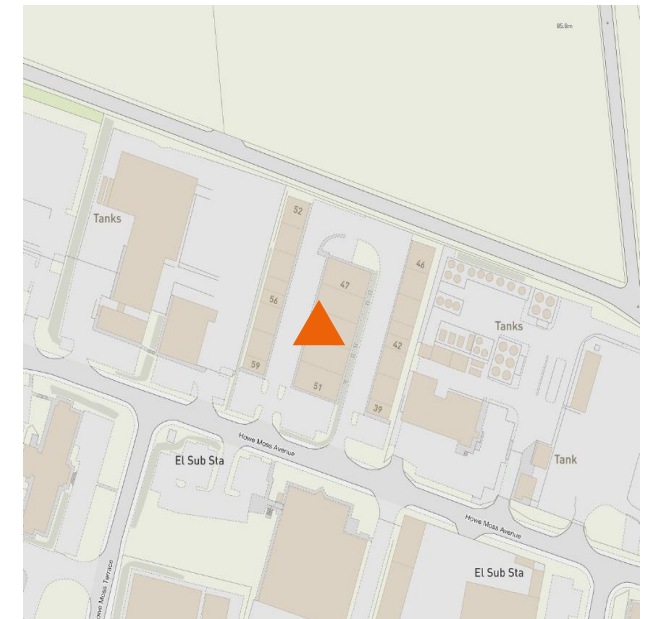
All rents, prices, premiums etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

The ingoing occupier shall be responsible for any Registration dues, LBTT and the landlords reasonable incurred legal costs associated with the transaction.

## VIDEO TOUR

For a video tour of the property click [here](#)



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
**James Morrison**, [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk)

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