

TO LET

UNIT A3

Airport Industrial Park

HOWE MOSS DRIVE,
KIRKILL INDUSTRIAL
ESTATE, DYCE,
ABERDEEN, AB21 0GL

852 SQ M (9,170 SQ FT)



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Location

The development is located on Howe Moss Drive, within the popular Kirkhill Industrial Estate - one of the principal industrial locations in Aberdeen. The estate sits adjacent to Aberdeen International Airport and is home to major occupiers such as Halliburton, Baker Hughes and CHC Helicopters.



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Description

The subjects comprise an end terraced industrial unit within a development of 7 similar units. Internally, the subjects comprise of workshop space together with ancillary office accommodation and staff facilities.

The subjects benefit from the following specification:

- 6.75m eaves
- High bay LED lighting
- Vehicle access via an electric roller shutter door (H 5.3m, W 4.8m)
- 3 phase power supply



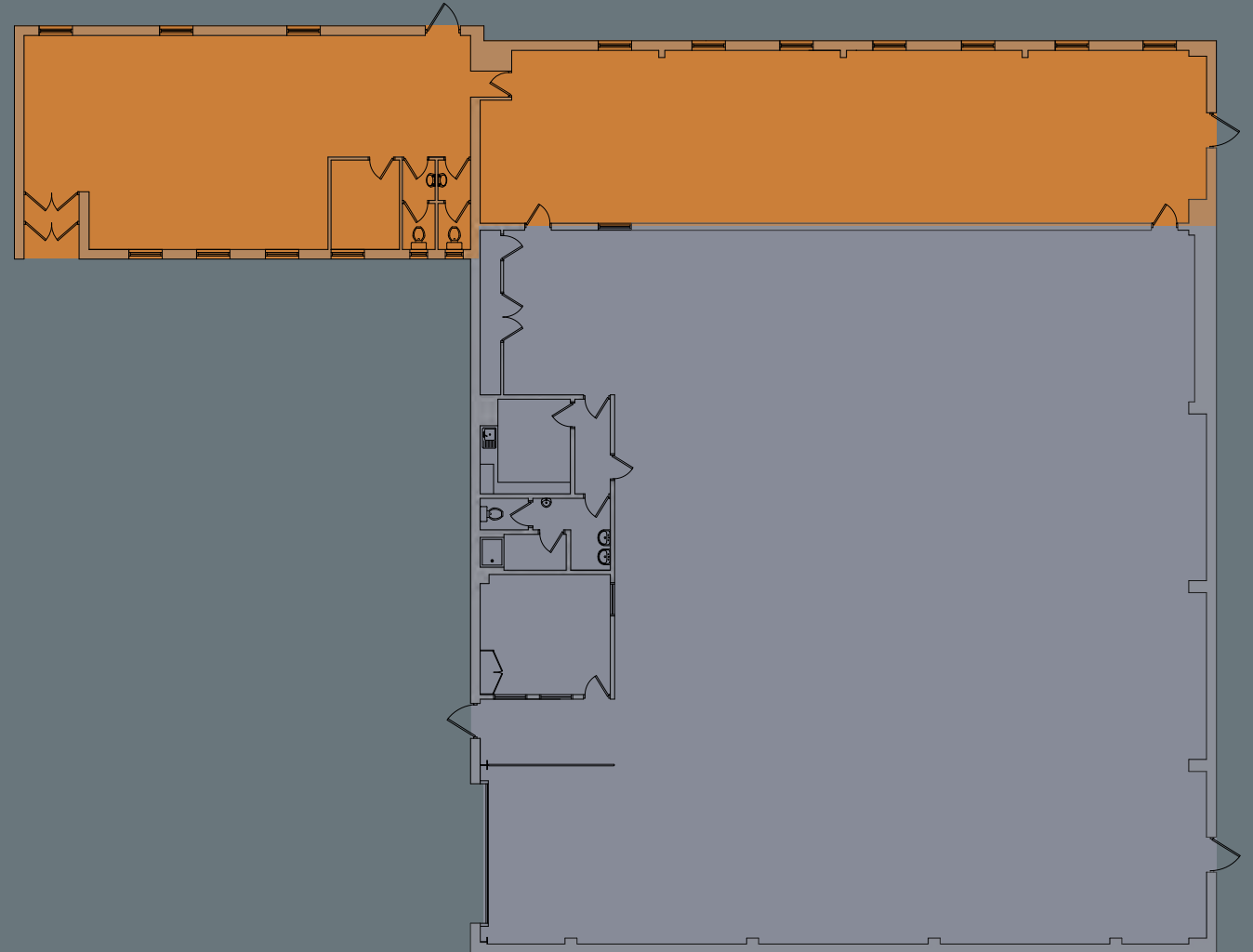
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Accomodation

The premises extend to the following approximate gross internal floor areas:

	Sq M	Sq Ft
Warehouse	589	6,335
Warehouse Offices	154	1,662
Offices	109	1,173
TOTAL	852	9,170



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RENTAL

£70,000 per annum

RATEABLE VALUE

£63,000, effective from 1 April 2023.

SERVICE CHARGE

The tenant will be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common areas of the estate. Further information is available upon request.

VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of A-15. Further information is available upon request.

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VIEWINGS & OFFERS

For further information or viewing please contact the joint agents.

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