

OFFICES, WORKSHOP & YARD TO LET



**UNIT 3, HOWEMOSS AVENUE,
KIRKHILL INDUSTRIAL ESTATE,
DYCE, ABERDEEN, AB21 0GP**

LOCATION

The property is located within the popular Kirkhill Industrial Estate which lies adjacent to Aberdeen Airport at Dyce approximately 7 miles northwest of the City Centre.

Aberdeen is Scotland's third city known as the oil capital of Europe and has the benefit of one of the strongest economies within the UK.

The site is shown on the street plan opposite for identification purposes only.

DESCRIPTION

The property comprises a semi-detached industrial unit of steel portal frame construction with concrete block dado wall roughcast externally, and clad above with PVC coated metal sheeting. The floor is concrete.

Offices have been formed within the unit with natural light provided by windows along the gable. Roller shutter door access is provided both front and rear, accessing an enclosed surfaced yard which also has a gate to the north gable.

ACCOMMODATION

The following accommodation is provided:-

	Gross Internal Area
Ground Floor	
Reception, male and female toilets, 2 open plan offices	113.43m ² (1,221 sq ft)
Warehouse / workshop	102.38m ² (1,102 sq ft)
Mezzanine	
Storage	113.43m ² (1,221 sq ft)
Total	329.24m² (3,544 sq ft)

The rear yard extends to 119 m² (142 sq yds) in addition to normal car parking and loading/unloading facilities.

SERVICES

Mains, electricity and water are installed. Heating is by electric panels.

RATING ASSESSMENT

The property is entered in the valuation as follows:

Net & Rateable Value - £22,500.

The Uniform Business Rate for the year 2018/2019 is 48.4p in the £.

An appeal has been lodged.

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a minimum period of 5 years.



RENTAL

£25,000 per annum, exclusive.

VAT

All figures quoted are exclusive of Value Added Tax.

ENTRY

On completion of legal formalities.

EPC

The property has an EPC rating of E. Further details are available on request.

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 & VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.