

FULLY SERVICED OFFICE ACCOMMODATION TO LET



**HOWEMOSS CRESCENT
KIRKHILL INDUSTRIAL ESTATE
DYCE, ABERDEEN AB21 0GN**

LOCATION

The property occupies a prominent site within the popular Kirkhill Industrial Estate which is situated nearby to Aberdeen Airport at Dyce which is some 7 miles North West of the City Centre.

Major occupiers established within the estate include Aker Kvaerner, Schlumberger, Baker Hughes, Halliburton and Expro.

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

DESCRIPTION

The subjects comprise surplus office accommodation within an industrial building of steel portal frame construction with brick dado walls and clad above with insulated pvc metal sheeting.

The offices which are located at first floor level include full carpeting, acoustic tile ceiling with inset fluorescent lighting, double glazed windows and gas-fired central heating.

Shared use of kitchen and toilet facilities are also available.

The following accommodation is provided:

	Gross Internal Area
Office/Reception, Open Plan Office	64.44m ² (694 sq ft)

SERVICES

Mains electricity, water and drainage are installed. Heating to the offices is by electric panels.

LEASE TERMS

The property is offered on a fully inclusive basis for a period of one year.

CAR PARKING

3 exclusive car parking spaces are provided.

RENTAL

£15,000 per annum exclusive to include rent (£8,000 per annum, approx), rates, building insurance, cleaning to common areas and share of utilities. The tenant will only be responsible for any internal repairs and decoration.

VAT

All figures quoted are exclusive of Value Added Tax.



EPC

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

ENTRY

By arrangement.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation of the lease.

OFFERS AND VIEWINGS

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