

INDUSTRIAL UNIT WITH OFFICES & YARD TO LET



**UNIT 2, THE BOND BUILDING
HOWEMOSS DRIVE
KIRKHILL INDUSTRIAL ESTATE
DYCE, ABERDEEN, AB21 0GL**

LOCATION

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

Major occupiers established within the estate include Aker, Halliburton, Oceaneering and Expro.

Aberdeen is Scotland's third city known as the oil capital of Europe and boasts one of the most dynamic economies within the UK.

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

DESCRIPTION

The property comprises a self-contained industrial unit of portal frame construction with concrete block dado wall, harled externally, and clad above in PVC coated metal sheeting.

Two storey offices are provided to the front within the original building frame.

The following accommodation is provided:

Offices

Ground Floor

3 open plan offices,
toilet, storage

First Floor

Reception, general office,
office, toilet

Subtotal

Industrial Unit

Warehouse/workshop

TOTAL

An exclusive yard is located to the rear of the buildings, providing open storage in addition to generous car parking and loading/unloading.

SERVICES

All main services are installed. Heating to the offices is by a gas fired radiator central heating system and by an industrial space heater to the warehouse/workshop.

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

Net & Rateable Value - £85,000.

The Uniform Business Rate for the year 2020/2021 is 51.1p in the £.

LEASE TERMS

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

Gross Internal Area

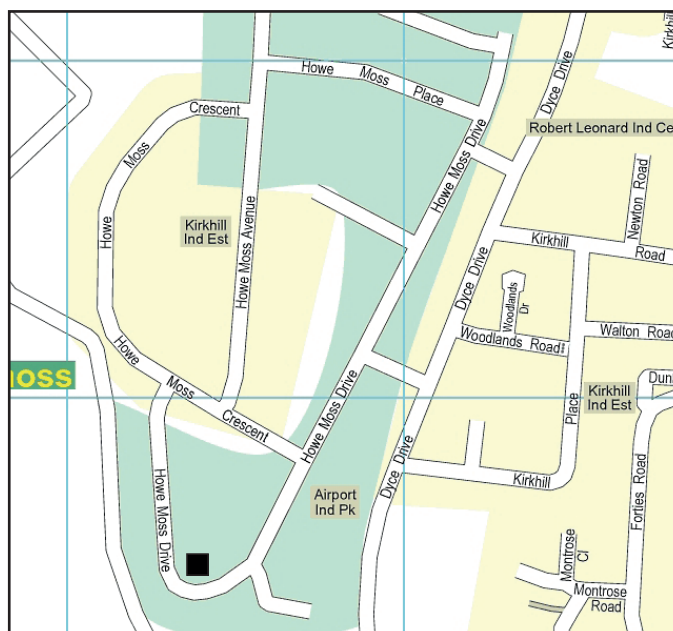
1,561 sq ft (145m²)

1,119 sq ft (104m²)

2,680 sq ft (249m²)

5,575 sq ft (518m²)

8,255 sq ft (767m²)



RENTAL

£65,000 per annum exclusive.

VAT

All figures quoted are exclusive of Value Added Tax.

EPC

This property has an Energy Performance Rating of F+. Further details available on request.

ENTRY

On completion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs. In accordance with normal practice, the tenant will be responsible for LBTT and registration dues incurred in the preparation of a lease.

OFFERS & VIEWING

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