

# REFURBISHED INDUSTRIAL UNIT TO LET



**UNIT 6  
GREENROLE TRADING ESTATE  
KIRKHILL INDUSTRIAL ESTATE  
HOWE MOSS DRIVE, DYCE  
ABERDEEN, AB21 0GL**

## LOCATION

The property occupies a prominent site on Howe Moss Drive within the Kirkhill Industrial Estate which is situated 7 miles north west of Aberdeen City Centre and close to the airport.

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

Aberdeen is Scotland's third city with a population in the region of 228,000, a total catchment of 500,000 and is one of the most prosperous regions in the UK.

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

## DESCRIPTION

The property comprises a mid-terrace unit of steel portal frame construction with concrete block dado walls roughcast externally and with PVC coated cladding above. The roof is pitched and clad with insulated profile sheeting.

## ACCOMMODATION

The following accommodation is provided;

	Gross Internal Area
<b>Ground Floor</b> Reception/office, warehouse/workshop, toilet	217.67 m <sup>2</sup> (2,343 sq ft)

## SERVICES

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

## RATING ASSESSMENT

The property is currently held in a combined assessment but an estimate can be provided to interested parties on request.

## LEASE TERMS

The property is offered on a new full insuring and repairing lease for a period to be negotiated.

## RENTAL

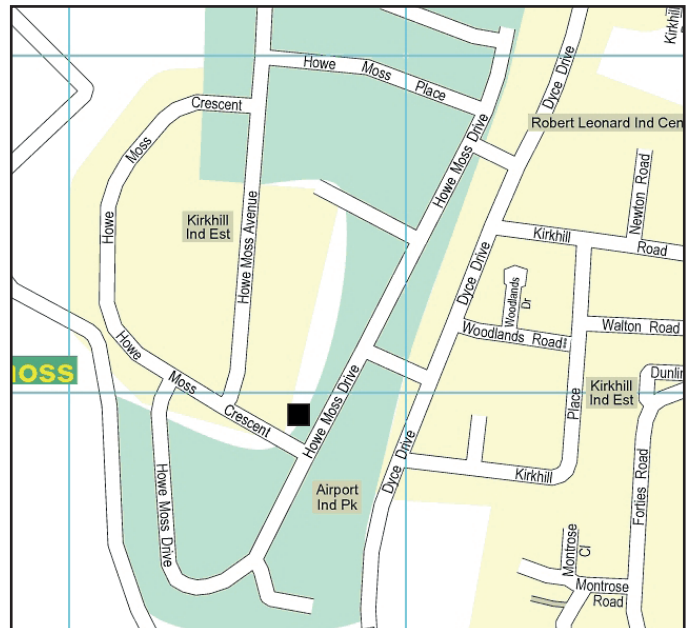
£20,000 per annum.

## ENTRY

On completion of legal formalities.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the incoming tenant liable for LBTT and registration dues in the normal manner.



## EPC

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

## VAT

All figures quoted are exclusive of Value Added Tax.

## OFFERS & VIEWINGS

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