

# DM HALL

To Let  
Industrial

Bay 1 to 3,  
Howe Moss Drive  
Dyce  
AB21 0GL



0.48 hectares  
(1.18 acres)

# Property Details

- Prime Location in close proximity to AWPR and Aberdeen International Airport
- From 120.23 sq m (1,294 sq ft) to 262.30 sq m (2,823 sq ft)
- Flexible Lease Terms
- Immediate Availability
- £20,000 per annum

## LOCATION

The property is located approximately six miles northwest of Aberdeen City Centre on a prominent site within the Kirkhill Industrial Estate. The property is adjacent to Dyce Drive, benefitting from excellent access to both Aberdeen Airport and the AWPR.

Nearby occupiers include Baker Hughes, George Andrew Engineers GCSG Training.

## DESCRIPTION

The subjects comprise of three end terrace bays which form part of a larger 8 bay building of steel portal frame construction. Internally the flooring is of solid concrete design with bay 1 benefitting from a loading bay. Electric roller shutter door provides vehicular access, each bay

benefits from 3 phase electricity.

Externally, the property benefits from WC and shower facilities.

The yard is generally formed in hardcore and has shared access

## ACCOMMODATION

The Gross Internal Area, measured in accordance with the RICS Code of Measuring Practice [Sixth Edition], is as follows:

Demise	Accommodation	sq m	sq ft
Bay 1	Workshop	120.23	1,294
Bay 2 & 3	Workshop	142.07	1,529
<b>Total</b>		<b>262.30</b>	<b>2,823</b>
Yard	Storage	356	3,837

## SERVICES

The property is served with main supplies of water and electricity with drainage being to a septic tank.

## ENERGY PERFORMANCE

The property has an EPC rating of TBC.

Full documentation is available upon request.

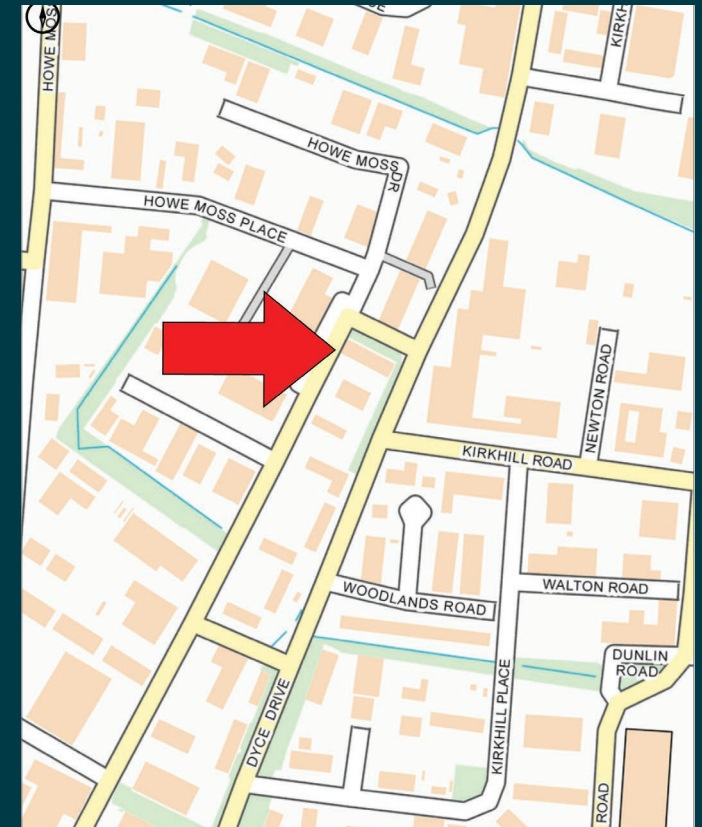
## NON DOMESTIC RATES

The property forms part of a larger demise and will have to be reassessed upon entry. An indicative rates assessment can be provided to interested parties.

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £. Water and wastewater rates are also payable.

## PROPOSAL

The accommodation is available to let on flexible full repairing and insuring lease terms, with short term leases considered.



## RENT

£20,000 per annum

Alternatively, our client may consider letting the property in part, at a price to be determined.

## VAT

All prices quoted in this schedule are exclusive of VAT.

# Property Details

## COSTS

Each party will be responsible for their own costs. Any ingoing tenant/ occupier will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

## VIEWING & FURTHER INFORMATION

Please contact:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

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