

## INDUSTRIAL UNIT

- > RENTAL - £12,000 PER ANNUM
- > GIA – 118.35 SQM (1,274 SQFT)
- > POTENTIAL FOR 100% RATES RELIEF TO QUALIFYING TENANTS

TO LET

**UNIT 53, HOWEMOSS AVENUE, DYCE, ABERDEEN, AB21 0GP**

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**LOCATION**

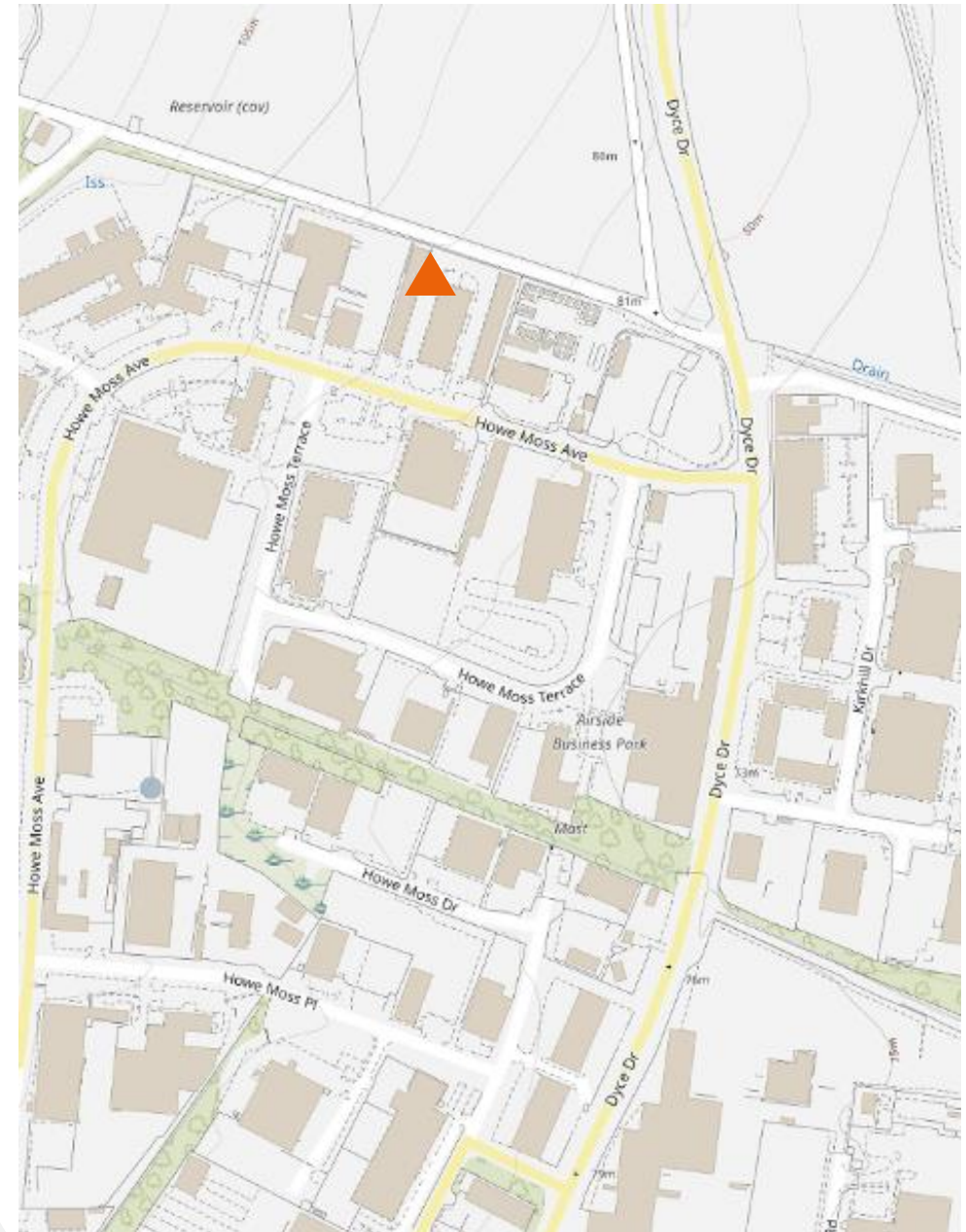
The unit is located on the north side of Howe Moss Avenue in close proximity to its junction with Dyce Drive within the Kirkhill Industrial Estate, Dyce, Aberdeen.

Kirkhill Industrial Estate is located to the west of Aberdeen International Airport approximately 7 miles north west of Aberdeen city centre. Dyce is one of the principle industrial locations in Aberdeen due to its close proximity to the airport, heliport and its transport links.

**DESCRIPTION**

The unit is of a steel portal frame construction with mono-pitched roof over clad in profile metal sheeting.

Internally, the flooring is of a solid concrete design with the walls being a mixture of block work and to the inside face of the profile metal sheeting. The unit benefits from an up and over door along with an office and WC. The roller shutter door is approx 3.6M wide by approx 3.56M high with the eaves height being 4.22M.



**ACCOMMODATION**

The subjects provide the following accommodation:-

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>118.35</b>	<b>1,274</b>

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

**RENTAL**

£12,000 per annum is sought.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects have a current energy performance rating of 'E+'

Further information and a recommendation report is available to seriously interested parties upon request.

**RATING**

The subjects are currently entered into the Valuation Roll at a Rateable Value of £11,250.

**LEASE TERMS**

Our clients are seeking to lease the premises on a full repairing and insuring terms for a period of negotiable length.

Any medium to long terms lease durations will be subject to upward only lease provisions.

**ENTRY DATE**

Upon conclusion of legal missives.

**VAT**

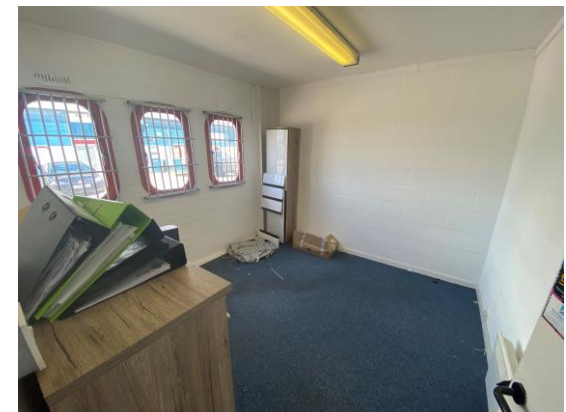
All rents, prices, premiums etc., are quoted exclusive of Vat at the prevailing rate.

**LEGAL COSTS**

As is our client's standard practice the Tenant will bear Landlord's legal costs. Further information is available on request.

The tenant will be liable for Registration Fees for registering the lease in The Books of Council and Session.

The tenant will be liable for any LBTT where applicable.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
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