

**FOR SALE**

**INDUSTRIAL UNIT WITH  
OFFICE AND YARD  
SPACE**

Detached industrial unit

Gross Internal Area: 787.47 sqm  
(8,422 sqft)

Yard: 1,011 sqm (10,888 sqft)

Two x 10 tonne cranes

Price - Offers in excess of £585,000



VIDEO TOUR



WHAT 3 WORDS

**ORKA HOUSE, HOWE MOSS DRIVE, DYCE, ABERDEEN,  
AB21 0GL**

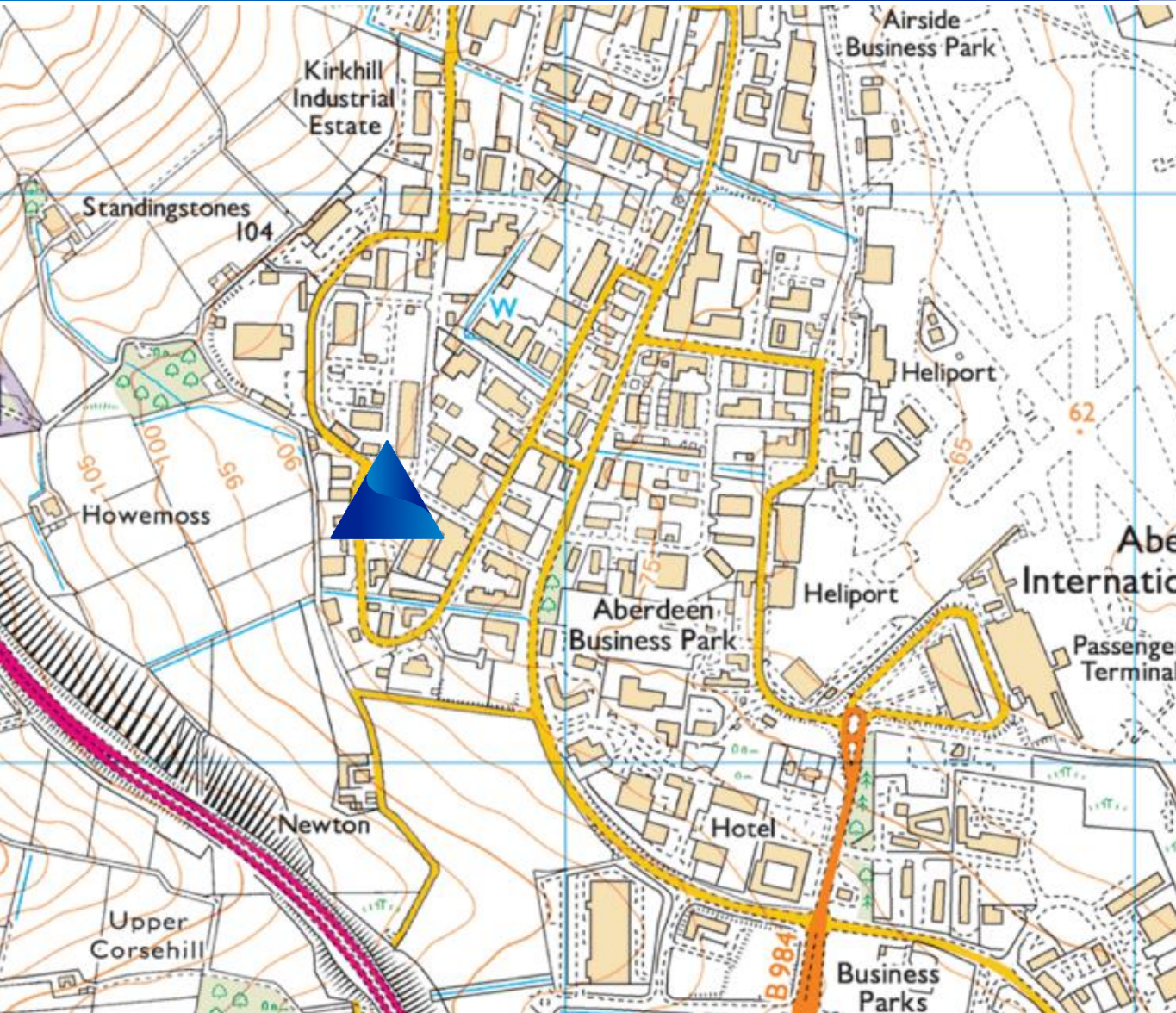
**CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202836 | shepherd.co.uk**





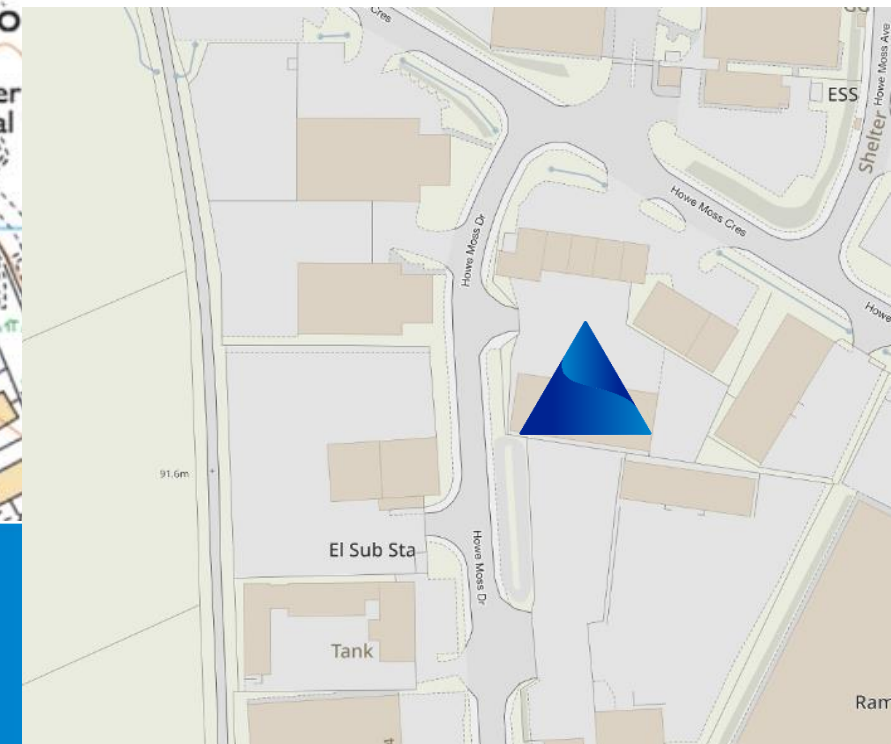
# Location

ORKA HOUSE, HOWE MOSS DRIVE, DYCE,  
ABERDEEN, AB21 0GL

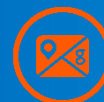


The subjects are situated on the north side of Howe Moss Drive in close proximity to its junction with Howe Moss Crescent within the Kirkhill Industrial Estate.

Kirkhill Industrial Estate is one of Aberdeen's primary industrial locations and as such benefits from excellent connectivity via the A96 and the Aberdeen Western Peripheral Route/A90 (AWPR) which provides access to the north and south of the estate.



Detached industrial unit with  
yard within Dyce



FIND ON GOOGLE MAPS



# Description

ORKA HOUSE, HOWE MOSS DRIVE, DYCE,  
ABERDEEN, AB21 0GL



The subjects comprise a detached industrial unit of steel portal frame construction with a pitched roof over clad in profile metal sheeting incorporating translucent roof panels.

Internally, the unit is laid out to provide warehouse, ground and first floor office and trade counter accommodation.

Access to the warehouse is from the office or via 2 x pedestrian doors or 2 x electric roller shutter doors measuring approx. 4.63M wide x 5M high. The flooring is painted concrete with the walls being painted blockwork to dado height and to the inside face of the cladding thereafter. The eaves height is approx. 7M with the height to the underside of the 2 x 10 tonne cranes being 5.53M. Lighting is provided by LED fittings.

Mezzanine storage has been installed within the warehouse along with two warehouse offices.

The office and trade counter accommodation flooring is a mixture of carpet and laminate flooring with the walls being painted plasterboard. The ceiling is a mixture of suspended acoustic and plasterboard. Lighting is a mixture of fluorescent strip, CAT 2 and inset fittings. There is a kitchen on ground floor that can be accessed by the warehouse and the office and a further kitchen on the first floor. W/C's are located on the ground floor.

Externally, the subjects benefit from a secure yard to the front and side of the building, which has been secured by means of a steel palisade fence.





## Accommodation:

	m <sup>2</sup>	ft <sup>2</sup>
<b>Warehouse</b>	386.98	4,165
<b>Warehouse offices</b>	75.02	808
<b>Mezzanine</b>	116.32	1,252
<b>GF offices</b>	105.09	1,139
<b>FF offices</b>	99.05	1,066
<b>TOTAL</b>	<b>782.47</b>	<b>8,422</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## Yard

The yard has been measured using online mapping software and is approx. 1,011sqm / 10,888sqft

## Price

Offers in excess of £585,000 are invited.

## Energy Performance Certificate

Available upon request.

## Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £70,500. An ingoing occupier will have the opportunity to appeal this figure.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.



## Get in Touch

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



**James Morrison**

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## Shepherd Chartered Surveyors

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t: 01224 202800



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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