

FOR SALE/TO LET

INDUSTRIAL PREMISES WITH OFFICES AND SECURE YARD

24 HOWEMOSS DRIVE
DYCE, ABERDEEN, AB21 OGL



- SECURE YARD AREA WITH SEPARATE ACCESS
- WAREHOUSE: 983.30 (10,584 SQFT)
- OFFICE: 286.02 SQM (3,079 SQFT)
- YARD: 1,210 SQM (13,204 SQFT)
- FIXED PRICE - £900,000
- RENTAL - £118,000 PA

LOCATION:

The subjects are located on the north side of Howe Moss Drive within the well established Kirkhill Industrial Estate located approximately 7 miles north west of Aberdeen city centre. Aberdeen International Airport is in close proximity to the subjects with the area further being enhanced due to the Aberdeen Western Peripheral Route along with the improved access to the Estate itself.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise of a detached industrial premises with offices to the front, dedicated parking and yard area. The premises are of steel portal frame construction with brick/block walls to dado with profile metal cladding above. The roof is clad with asbestos cement sheeting incorporating translucent roof panels, internally lined with metal sheeting. The premises also benefit from uPVC double glazed windows to the front elevation over ground and first floor levels.

Internally, the warehouse has a concrete screed floor which is painted. Lighting is by sodium lighting with heating provided by ceiling mounted gas heaters. Access to the premises is via 2 electrically operated roller shutter doors which provide access to the yard area.

At ground floor level, the office area has a concrete floor which is carpeted. The walls are plastered and painted and lighting is by means of fluorescent strip lighting. Heating is a mixture of gas radiators and electric panel heaters.

To the side of the premises there is a separate access to a secure yard which is bounded by a palisade fence and double gate, and the yard has been fully covered in concrete.

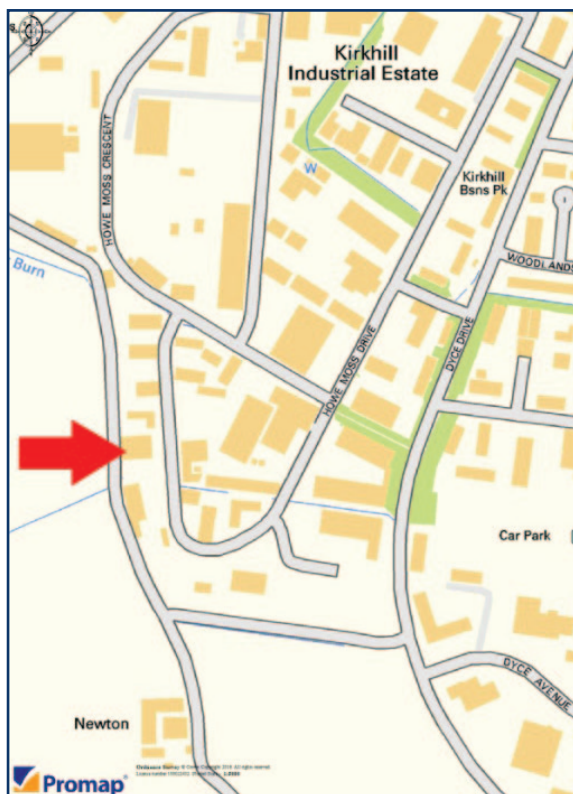
VIEWING & FURTHER INFORMATION

By arrangement with sole agents:

J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Tel : (01224) 202800
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www.shepherd.co.uk



RATEABLE VALUE:

The subjects are currently entered in the Valuation Roll at a Rateable Value of £118,000pa. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

VAT:

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

ENERGY PERFORMANCE CERTIFICATE:

The subjects have an EPC rating of C.

LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction. The incoming occupier will be responsible for any Registration Dues and LBTT where applicable.

ENTRY DATE:

Upon conclusion of legal missives.

VIEWING:

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

ACCOMMODATION:

The property provides the following accommodation and approximate floor areas:-

ACCOMMODATION	m ²	ft ²
Warehouse	983.30	10,584
Ground Floor	286.02	3,079
Yard Area	1,210	13,204

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.

SERVICES:

The subjects benefit from mains supplies of water and electricity. Drainage is assumed to be from the main public sewer.

PRICE:

Fixed price - £900,000

RENTAL:

£118,000 pa. As is standard practice this will be payable quarterly in advance. Any medium to long term lease durations will be subject to upward only rent review provisions.



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