

TO LET - Modern office accommodation

PAVILION 2

Howe Moss Avenue, Dyce AB21 0GP



Key Highlights

- Quoting rent of £30,000 per annum
- 221.2 sq. m (2,381 sq. ft)
- 13 car parking spaces including 2 accessible spaces
- Situated prominently on Howe Moss Avenue
- Modern office accommodation
- EPC of (x)

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DESCRIPTION

The property comprises a modern single-storey office pavilion of steel frame construction and glass curtain walls. The property lies within a site featuring two office pavilions, grass and trees to the front of the site and a large car park which is divided to accommodate each of the offices. Internally, the building features two open plan office spaces with a central core housing a reception, meeting room to the rear and central male, female and disabled WC. Each of the office spaces feature small kitchen spaces. Within the north office space, individual office spaces have been created via stud partition.

SPECIFICATION

- LED Panel lighting
- Wall mounted radiators
- Double glazed windows throughout
- Car Parking to the front and rear
- Air conditioning
- Carpet tile covered concrete

LOCATION

The property is located on the east side of Howe Moss Avenue within the wider Kirkhill Industrial Estate in Dyce. The estate itself lies adjacent to Aberdeen International Airport which provides

direct flights to a number of UK and European destinations. The building is approximately 7 miles from Aberdeen City Centre. The AWPR (A90) provides excellent road links to south, east and north allowing for greater accessibility to other areas of the city.

CAR PARKING

There are 13 dedicated car parking spaces including 2 accessible parking spaces.

ACCOMODATION

The following area has been measured on a Net Internal Area (NIA) basis in accordance with the RICS code of measuring practice (6th edition):

DESCRIPTION	SQ FT	SQ M
Office	2,381	221.2

RATING ASSESSMENT

An indicative Rateable Value can be provided on application.

LEASE TERMS

The property is available on the basis of a full repairing and insuring (FRI) lease.

EPC

A copy of the EPC can be provided to any interested party on request.

RENT

Rent £30,000 per annum.

VAT

All figures quoted are exclusive of Value Added Tax.

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant will be responsible for LBTT and Registration Dues applicable.

ENTRY

The building will be available immediately.

VIEWING & OFFERS

All offers must be submitted in Scottish legal form with all viewings conducted through the agent

CONTACTS

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