

TO LET
INDUSTRIAL UNIT WITH OFFICES & YARD



HOWEMOSS DRIVE, KIRKHILL INDUSTRIAL
ESTATE, DYCE, ABERDEEN, AB21 0GL

- Detached workshop and office accommodation
- GIA: 549.44 sq.m (5,915 sq.ft)
- 5 tonne overhead crane
- Secure yard – 1,111.90 sq.m (11,968 sq.ft)
- Located within well-established Kirkhill Industrial Estate



LOCATION

The subjects are located within Kirkhill Industrial Estate in Dyce, one of Aberdeen's prime industrial estates, on the east side of Howemoss Drive. The property is located approximately 7 miles north west of Aberdeen City Centre and is well situated for easy access to the A96 and in close proximity to Aberdeen International Airport.

Surrounding occupiers include Schlumberger, Halliburton and ASCO Group.

DESCRIPTION

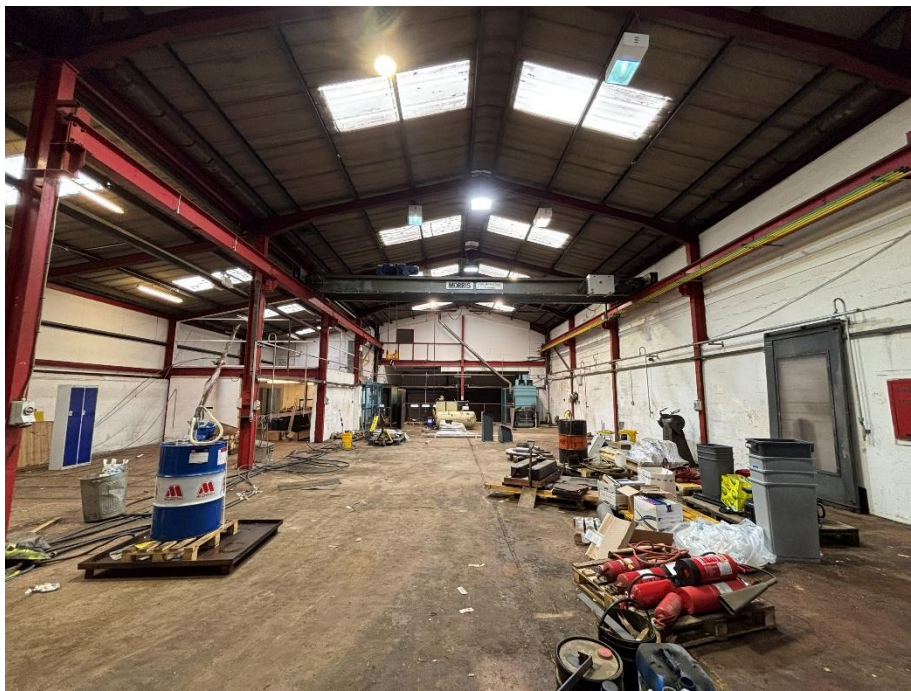
The subjects comprise a workshop building and semi-detached two storey office block.

The workshop is of steel portal frame construction with concrete floor with blockwork dado walls and profile metal cladding above. The roof is pitched and clad with cement sheeting incorporating translucent roof panels. The main workshop benefits from three roller shutter doors to the front of the building, as well as a 5 tonne overhead crane. The eaves height is approx. 5.75 meters. Artificial lighting is provided via a mixture of high bay and fluorescent tube lighting.

An additional workshop is accessible internally via steps and has three roller shutter doors which are accessible from the rear.

The offices are of blockwork construction, harled externally. The specification includes CAT2 lighting, oil fired heating and perimeter cabling. The office also benefits from staff kitchen, WC and shower facilities.

The subjects benefit from a lock-block car parking area, as well as a good-sized secure concrete and tarmac yard area.



ACCOMMODATION

The subjects have been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	SQ. M	SQ. FT
Warehouse	343.21	3,694
GF Offices	105.37	1,135
FF Offices	99.70	1,073
TOTAL	548.30	5,902
Yard	1,111.90	11,968

RENT

£55,000 per annum exc.

LEASE TERMS

The subjects are available on a Full Repairing and Insuring Lease of a negotiable duration

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a Rateable Value effective from 1st April 2026 of £66,500. The Uniform Business Rate for year 2026/2027 is 48.1p the £.

EPC

The subject as an EPC rating of C. Full documentation can be provided upon request

VAT

All figures quoted are exclusive of Value Added Tax



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published: August 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.

LEGAL COSTS

Each party will be responsible for their own legal costs in the connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner

VIEWING

To arrange a viewing or for further information, please contact the sole letting agents