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**01224 588866**

25 Albyn Place, Aberdeen AB10 1YL

# TO LET

## INDUSTRIAL UNIT WITH OFFICES AVAILABLE AS A WHOLE OR IN PART



**UNITS A1 & A2**  
**AIRPORT INDUSTRIAL PARK**  
**HOWE MOSS DRIVE**  
**KIRKHILL INDUSTRIAL ESTATE**  
**DYCE**  
**ABERDEEN**  
**AB21 0GL**

Viewing strictly by appointment with  
the agents.

**Floor Area:**

Unit A1: 966 sq m (10,406 sq ft)

Unit A2: 840 sq m (9,048 sq ft)

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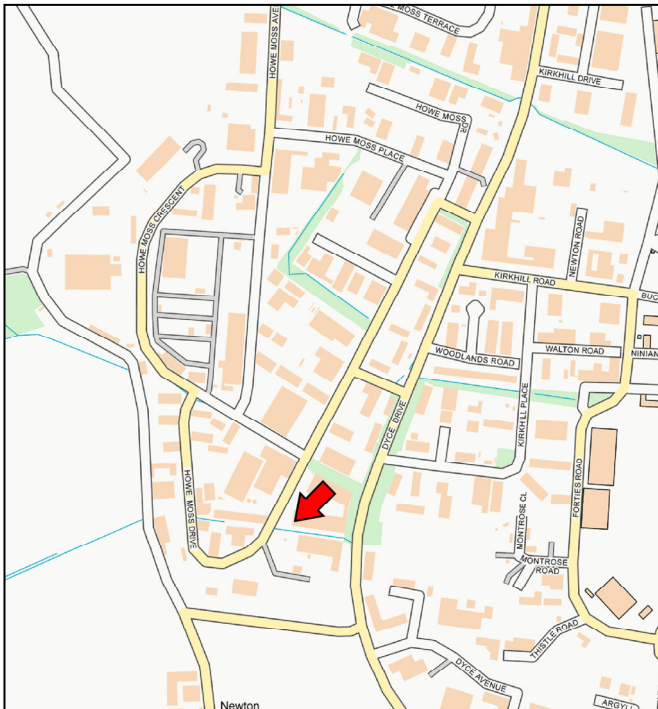
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**Location:**

The property is located within Airport Industrial Park, which is situated on Howe Moss Drive and forms part of the wider Kirkhill Industrial Estate, one of the principal industrial centres in Aberdeen. The estate sits adjacent to Aberdeen International Airport and is home to major occupiers such as Halliburton, Baker Hughes and CHC Helicopters. The exact location is shown on the street plan above.

**Description:**

The subjects form part of an end-terraced industrial unit comprising of workshop accommodation with supplementary office space.

The offices comprise a single-storey structure of block construction under a flat felt covered roof. Internally, there is a main open plan area, private meeting room and welfare facilities. Flooring is a combination of carpet tiles and vinyl whilst walls are painted plasterboard finished. There is a suspended ceiling with inset diffused lighting and heating is by way of oil fired central heating system.

The workshop is of steel portal frame construction with concrete block to dado height and profiled steel insulated cladding above, under a pitched, insulated sheet clad roof. The floor is painted concrete. Access to the workshop is by way of a roller shutter door measuring 4.5m wide 5m high. The internal eaves height is 6m and there is three phase electricity, as well as an oil fired hot air blower heater. There is a small workshop office providing toilet, shower and kitchen facilities.

**Lease Terms:**

The premises are available on full repairing terms for a term to be agreed. Any medium/long term lease will provide for periodic upward only rent reviews.

**Rent:**

Upon application.

**Energy Performance Certificate (EPC):**

The subjects have an EPC Rating of D. A copy of the EPC and Recommendations Report can be made available upon request.



**Floor Areas:**

The floor areas, as detailed in the lease, calculated on a gross internal basis (GIA), in line with the RICS Code of Measuring Practice (Sixth Edition) are as follows:

**Unit A1**

Workshop	761 sq m	8,193 sq ft
Offices	205 sq m	2,213 sq ft
<b>TOTAL</b>	<b>966 sq m</b>	<b>10,406 sq ft</b>
Yard	493 sq m	5,305 sq ft

**Unit A2**

Workshop	734 sq m	7,905 sq ft
Offices	106 sq m	1,143 sq ft
<b>TOTAL</b>	<b>840 sq m</b>	<b>9,048 sq ft</b>

**Rateable Value:**

The subjects are entered in the current Valuation Roll, as follows:

NAV/RV: £131,000

The incoming occupier will have the right to appeal this assessment.

**Entry:**

Immediate, upon completion of legal formalities.

**VAT:**

All prices, rents and premiums quoted are exclusive of VAT, if applicable.

**Legal Costs:**

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any LBTT and registration dues, if applicable.

**Viewing & Further Information:**

To arrange a viewing or for further information, please contact:

Ryden LLP, 25 Albyn Place, Aberdeen, AB10 1YL

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