

## INDUSTRIAL UNIT WITH OFFICES

- > WITHIN POPULAR  
INDUSTRIAL ESTATE
- > SIZE – 215.44 SQM (2,318  
SQFT)
- > RENTAL - £20,000PA

VIRTUAL TOUR 

TO LET

**UNIT 7 GREENROLE TRADING ESTATE, HOWE MOSS DRIVE, DYCE, ABERDEEN, AB21 0GL**

**CONTACT:** James Morrison, [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk), 01224 202 800 [www.shepherd.co.uk](http://www.shepherd.co.uk)





## LOCATION

The property occupies a prominent site on Howe Moss Drive within the Kirkhill Industrial Estate which is situated 7 miles north west of Aberdeen City Centre and close to the airport.

Major occupiers established within the estate include Aker, Schlumberger, Expro, Halliburton and Baker Hughes.

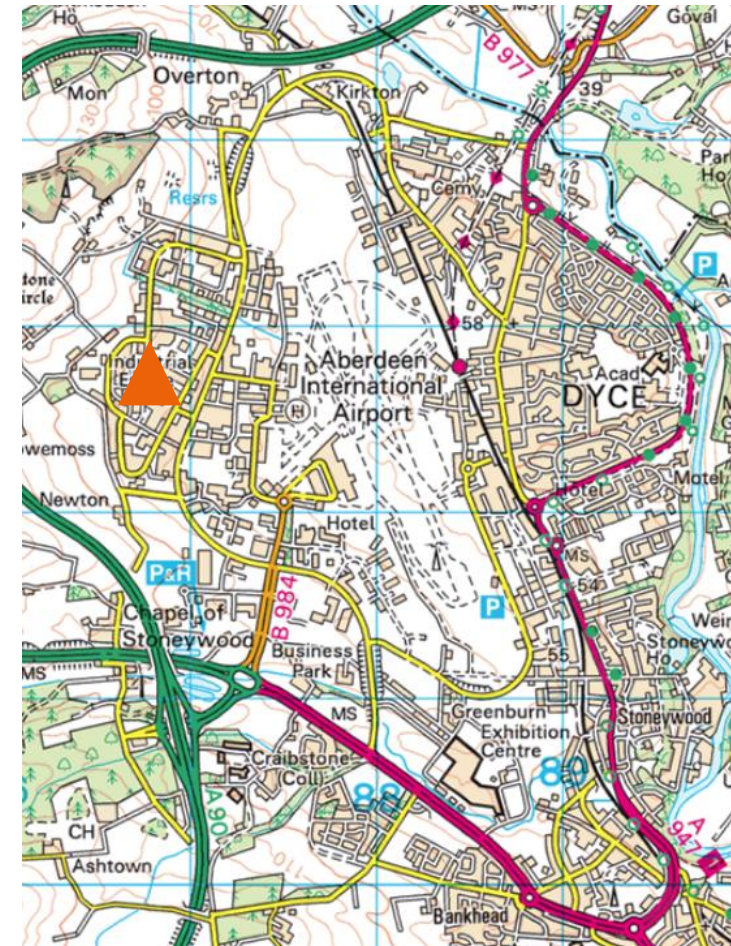
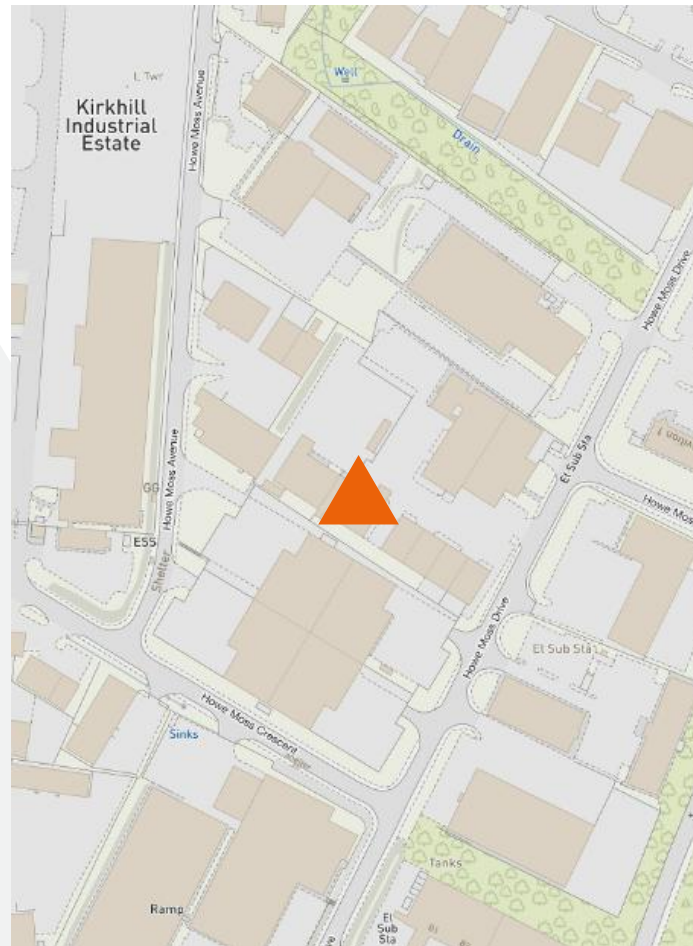
## DESCRIPTION

The subjects comprise of a mid terraced industrial unit located within a terrace comprising of 4 individual units of steel portal frame construction with concrete block dado walls roughcast externally and with PVC coated cladding above. The roof is pitched and clad with insulated profile sheeting.

Access to the unit is via a roller shutter door or pedestrian door which access the workshop and office respectively.

Internally, the flooring within the office is carpet with the walls and ceilings being painted plasterboard. Lighting is provided by a number of LED light fitments.

Within the workshop, the flooring is concrete with the walls and roof being to the inside face of the blockwork and cladding. Lighting is provided by means of a number of high bay LED fitments.



## ACCOMMODATION

The unit provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

ACCOMMODATION	SQM	SQFT
Workshop	176.70	1,902
Office	38.74	417
<b>Total</b>	<b>215.44</b>	<b>2,318</b>

## SERVICES

Mains electricity, water and drainage are installed.

## RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £15,250pa. An incoming occupier would have the opportunity to appeal the rateable value.

## LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

## RENTAL

£20,000 per annum, exclusive.

## ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of A.

## ENTRY

Immediately upon completion of legal formalities.

## LEGAL COSTS

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

## OFFERS & VIEWINGS

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis

## VAT

All figures quoted are exclusive of Value Added Tax.



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

**Shepherd Chartered Surveyors** | 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
James Morrison [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk) | 01224 202 836

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: JANUARY 2025**

**[www.shepherd.co.uk](http://www.shepherd.co.uk)**

