



TO LET

**HQ FACILITY OFFICE,
WAREHOUSE & YARD**

Gross Internal Area – 3,466.71
SQM (37,315 SQFT)

Concrete Yard – 1,550 sqm
(16,684 sqft)

Hardcore Yard – 2,210 sqm
(23,788sqft)

Rental - £350,000 per annum

Within popular industrial location

Additional yard space available



WHAT 3 WORDS

1-3 HOWE MOSS DRIVE, DYCE, ABERDEEN, AB21 0GL

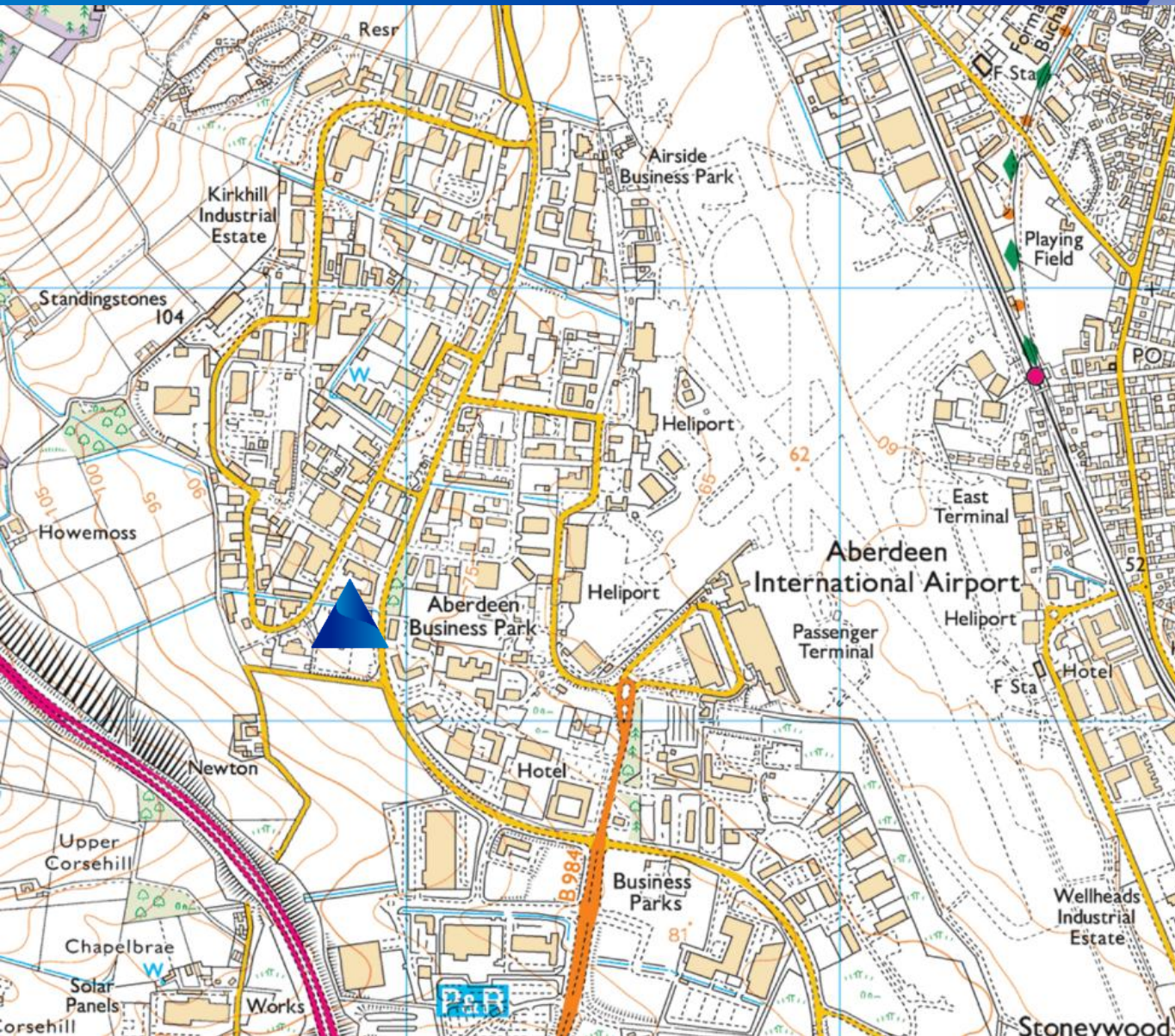
CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

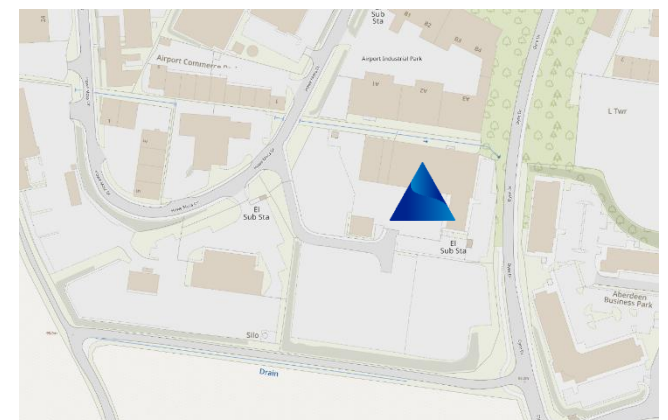
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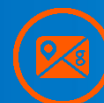
The property is located on a prominent site on the east side of Howe Moss Drive and the west side of Dyce Drive which is the main arterial route through Kirkhill Industrial Estate. Aberdeen International Airport is located just a short distance to the east.

Aberdeen is regarded as the energy capital of Europe and remains home to a number of global energy companies including BP, Shell and TotalEnergies. The city will be enhanced by the Energy Transition Zone (ETZ) which has received funding of £26M from the Scottish Government and £27M from the UK Government, as well as £5M for Aberdeen's underwater technology centre plus £2M for the North Sea Transition Deal.

Commercial occupiers in the surrounding area include Aker, Emerson, Asco and Expro.



HQ Facility: Office, Warehouse & Yard



FIND ON GOOGLE MAPS



Description

1-3 HOWE MOSS DRIVE, DYCE,
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The subjects comprise of a detached industrial and two storey office facility with concrete and hardcore yards along with a further detached high bay warehouse.

The main industrial unit is of a steel portal frame construction with blockwork walls to dado height and profile metal cladding thereafter. The roof over, which was replaced approx. 7.5 years ago, is pitched and clad with insulated metal cladding incorporating translucent roof panels. Lighting is provided by a number of high bay LED light fittings. There are 2 roller shutter doors measuring circa 5.00M wide by 5.46M high with the eaves height being 5.2M. A 5T crane has been installed at the east side of the unit.

Warehouse offices have been installed within the space along with staff welfare facilities and a canteen. Above the warehouse offices is a mezzanine level which is accessed via a fixed metal staircase.

The warehouse has been extended to provide further warehouse/storage accommodation along with an area which was previously used as a paint spray area. 3 roller shutter doors provide access to these areas.

The high bay warehouse is of a steel portal frame construction which has been clad with insulated metal cladding with a pitched roof over similarly clad. Internally the eaves height is 8.28M and benefits from a 5T crane. The roller shutter door measures 5.00M wide by 5.30M high.

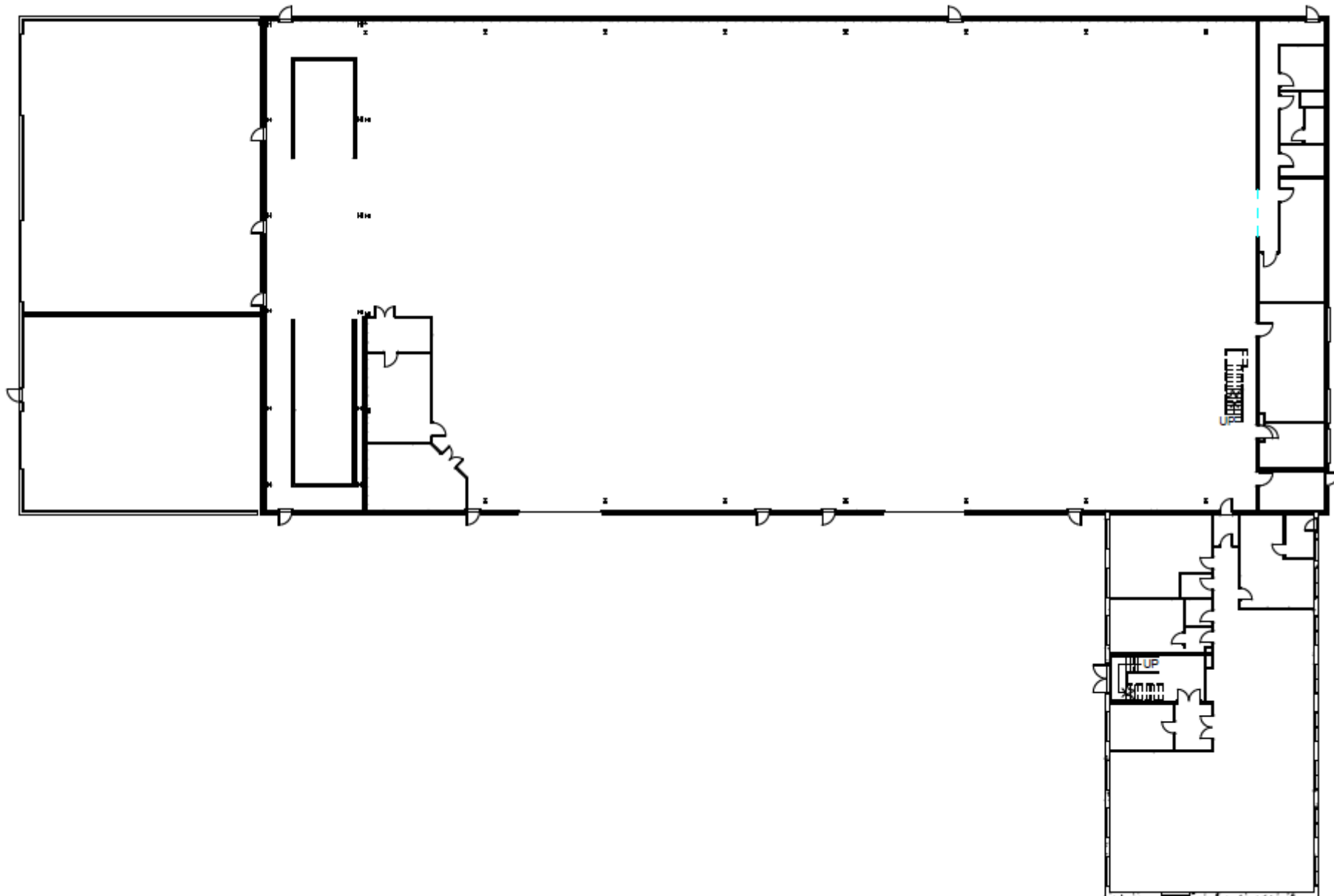
The office is over two storeys and is laid out to provide a mixture of open plan and private office accommodation with kitchenette and w.c. facilities. There are good levels of natural light throughout with artificial lighting being provided by LED light boxes located within the suspended ceiling.





Ground Floor Plan

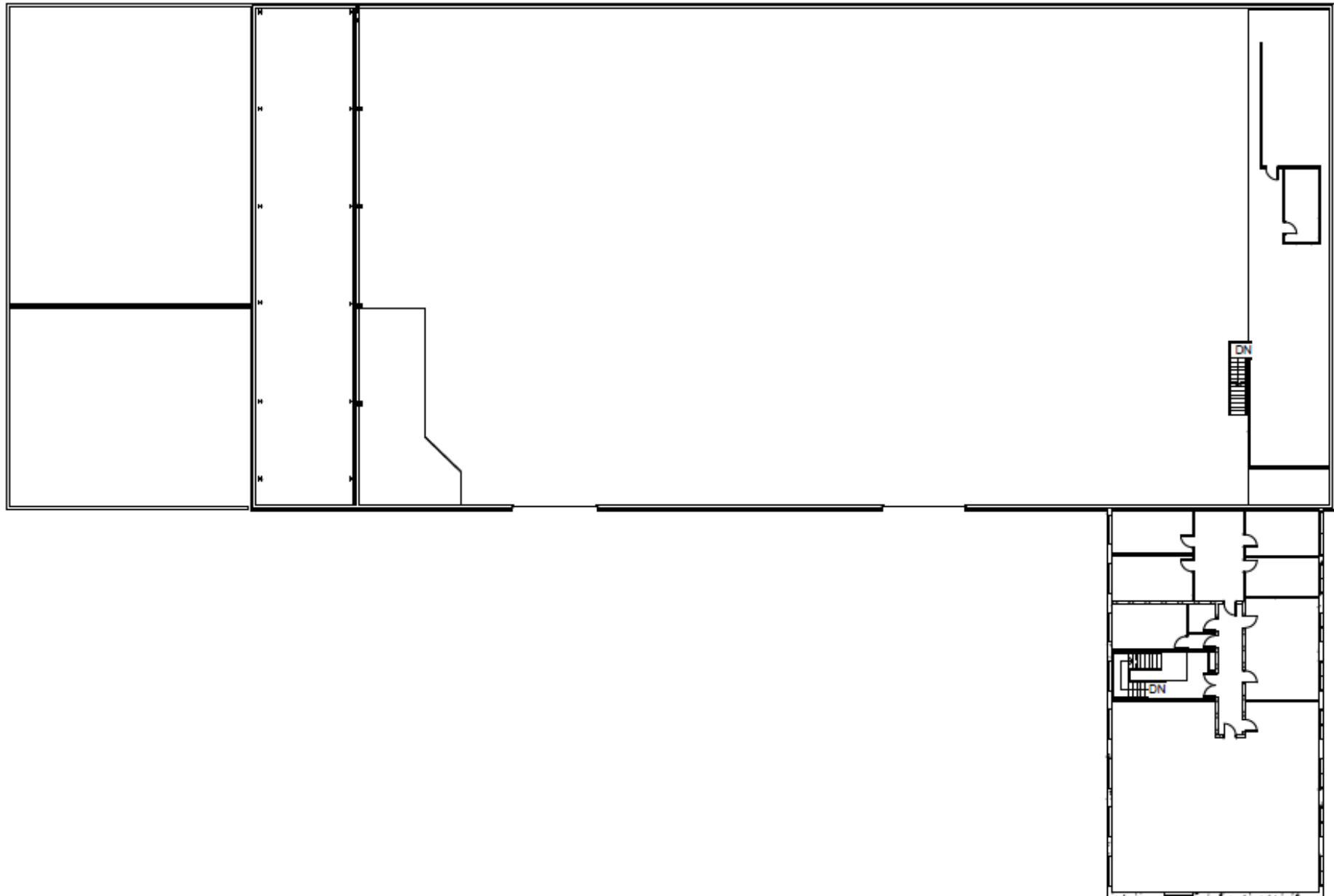
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First Floor Plan

1-3 HOWE MOSS DRIVE, DYCE,
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Accommodation

	m ²	ft ²
Warehouse	2,357.34	25,374
Warehouse Offices	160.84	1,731
Mezzanine	160.84	1,731
High Bay Warehouse	182.95	1,969
Office GF	302.69	3,258
Office FF	302.07	3,251
TOTAL	3,466.71	37,315

The abovementioned floor areas have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

Yard

The subjects benefit from a concrete yard measuring approx. 1,550 sqm (16,684 sqft) and a hardcore yard measuring approx. 2,210 sqm (23,788 sqft).

Car Parking

There is a car park adjacent to the office building which provides parking for approximately 80 cars.

Lease Terms

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

Rental

£350,000 per annum, exclusive.

Energy Performance Certificate

The property has an EPC Rating of D.

Entry

Immediately upon completion of legal formalities.

Services

Mains gas, electricity (phase 3), water and drainage are installed. Heating to the offices is by a gas fired radiator central heating system.

Rateable Value

The subjects are currently entered in the Valuation Roll as part of a large entry and will require to be re-assessed upon occupation.

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.

Get in Touch

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



James Morrison

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Shepherd Chartered Surveyors

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t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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