



TO LET

**REFURBISHED
WAREHOUSE FACILITY
WITH OFFICES, YARD &
CAR PARK**

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

Yard – 3,760 sqm (40,472 sqft)

75 Car Park Spaces

Rental - £350,000 per annum

Within popular industrial location

VIRTUAL TOUR 

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

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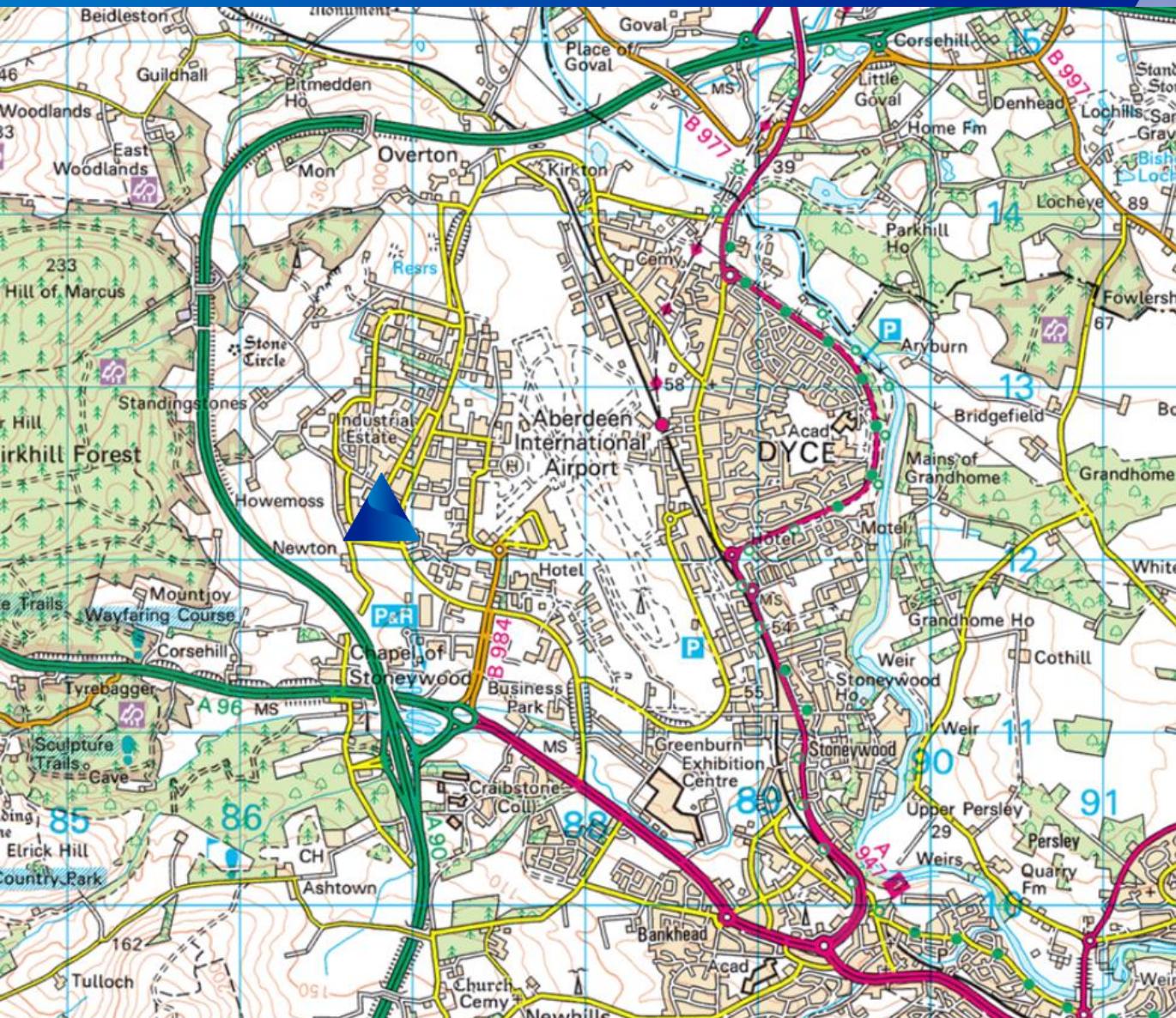

SHEPHERD
COMMERCIAL



Location

1-3 HOWE MOSS DRIVE, DYCE,

ABERDEEN, AB21 0GL



Refurbished Warehouse Facility With Offices,
Yard & Car Park

[FIND ON GOOGLE MAPS](#)



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.

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





Description

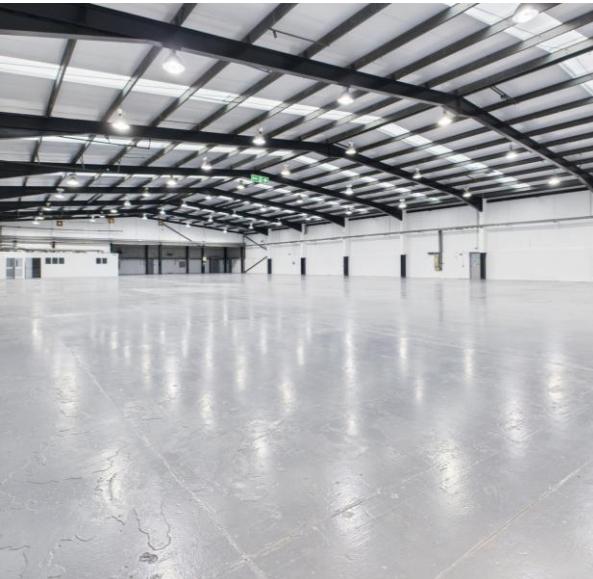
1-3 HOWE MOSS DRIVE, DYCE,
ABERDEEN, AB21 0GL





Description

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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 has been replaced, 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.

Ancillary space has been installed including 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. 3 roller shutter doors provide access to these areas.

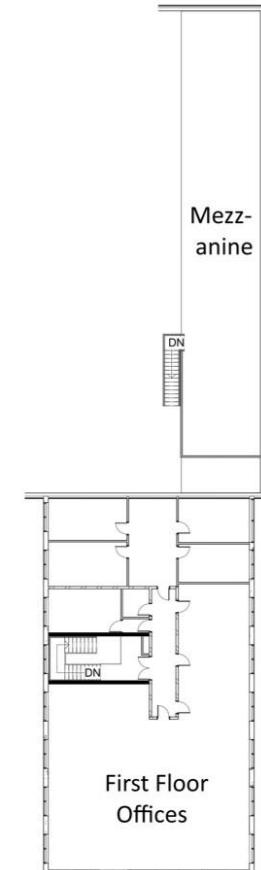
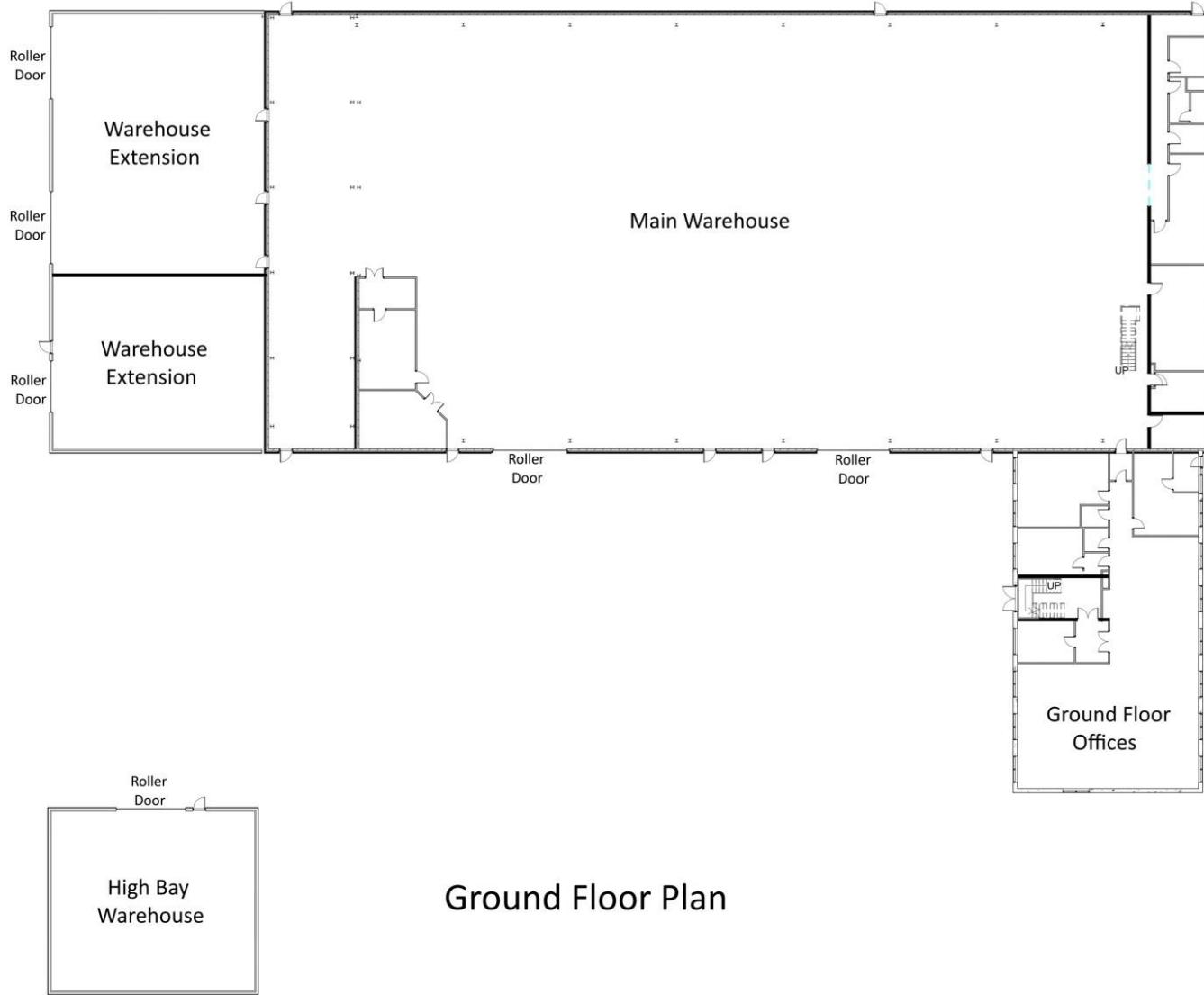
The high bay warehouse is of a steel portal frame construction which has been clad with insulated metal cladding with a pitched roof over similarly clad. Internally the eaves height is 8.28M and benefits from a 5T crane. The roller shutter door measures 5.00M wide by 5.30M high.

The offices are over two storeys and are 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.



Floor Plan

1-3 HOWE MOSS DRIVE, DYCE,
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The Detail

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Accommodation

	m ²	ft ²
Warehouse	2,357.34	25,374
Warehouse Ancillary	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 above mentioned 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 75 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 A.

Entry

Immediately upon completion of legal formalities.

Services

Mains gas, electricity (3 phase), 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.

An estimated rateable value can be provided upon request.

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.

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. PUBLICATION DATE JANUARY 2026

Get in Touch

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



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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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