



FG[®] Burnett

To Let

Site 91, Howe Moss Avenue

Dyce, Aberdeen, AB21 0GP

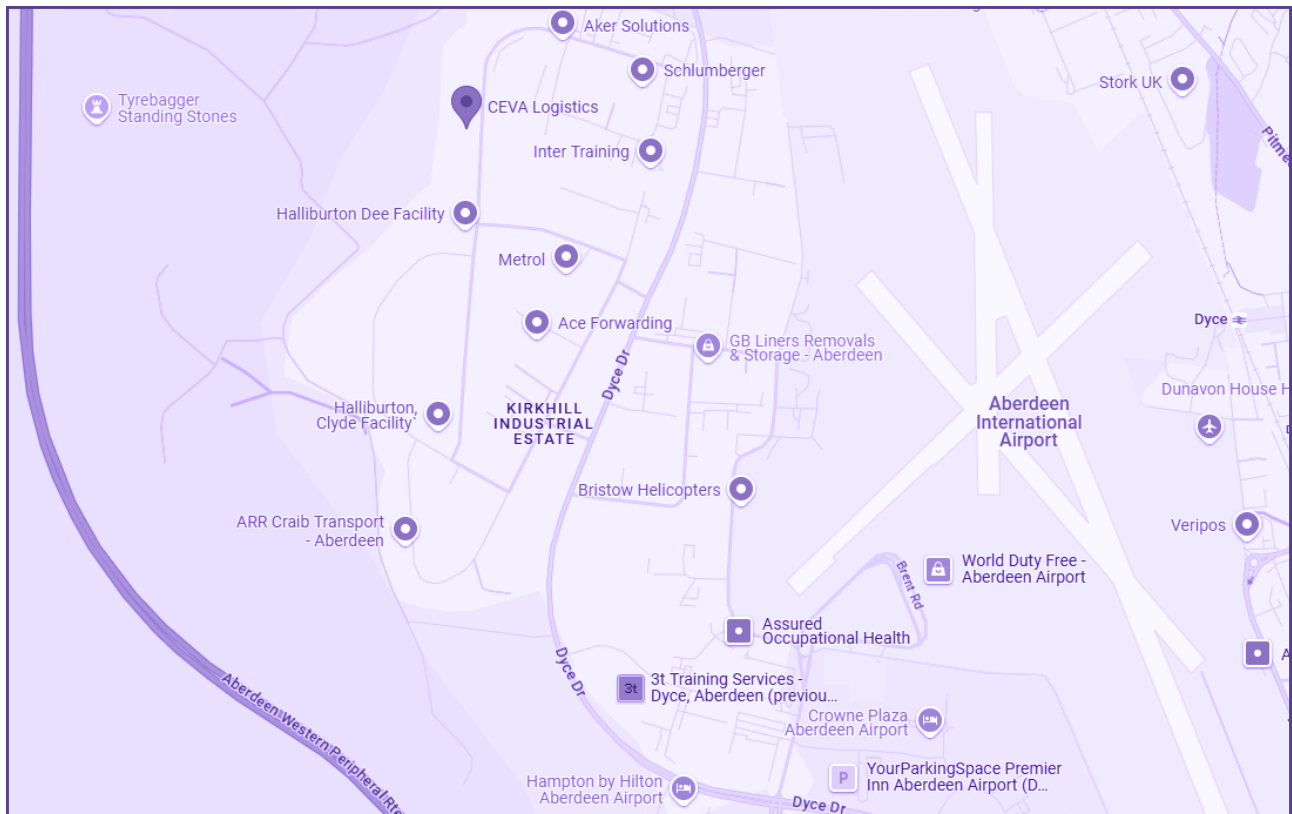
864.9 sq.m | 9,310 sq.ft

— High Quality Industrial & Office Facility with Yard



All enquiries:
01224 572 661

fgburnett.co.uk



Location

The property is located on the north side of Howe Moss Avenue, within the established Kirkhill Industrial Estate in Dyce. Aberdeen International Airport and the AWPR are within 2 miles from the premises.

The location is identified in the plan above.

Description

The property comprises an office and industrial facility of steel portal frame construction, benefitting from the following specification:-

Warehouse

- Approx. 8m eaves in the warehouse
- 2 electrically operated roller shutter doors 4.6m (w) x 5.0m (h)
- 3 Phase power
- Profile metal walls and roof with natural roof lights
- High bay suspended light fittings

Description Continued

Office

- Modern office accommodation
- Partitioned to form a series of offices, meeting rooms and open plan areas
- Quality boardroom and staff welfare facilities including shower room
- Passenger lift

Yard

- Concrete surfaced yard
- Parking for c 12 cars
- Secure site with post and wire mesh fence

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Gross Internal Areas derived:

GF Offices	204.2 sq.m	2,198 sq.ft
FF Offices	199.8 sq.m	2,151 sq.ft
Warehouse	460.9 sq.m	4,961 sq.ft
Total	864.9 sq.m	9,310 sq.ft
Yard	951.5 sq.m	10,241 sq.ft

Opportunity

Site 91 is available on full repairing and insuring terms for a minimum period of 10 years at an annual rent of £110,000 p.a. Exc VAT.

Rateable Value

The Rateable Value effective from 1 April 2023 is £86,000.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

B25. Effective 31 January 2023.

VAT

VAT will be payable in addition to the sale price on monies due under a lease of the premises.

Legal Costs

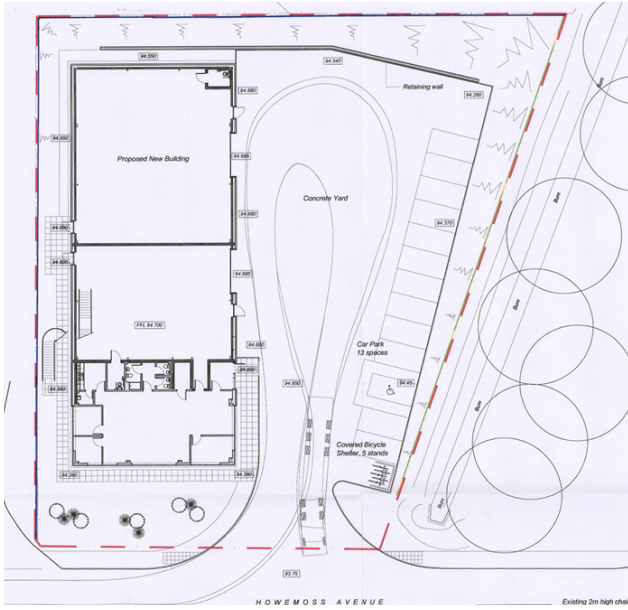
Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On conclusion of legal missives.





Viewings & Offers

All offers should be submitted in writing to the sole agent.

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Adam Martin

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