

# For Sale



Detached industrial facility extending to 15,981 sq.ft.



Site 64, Howe Moss Avenue  
Dyce, Aberdeen AB21 0GP

## Location

The property is located on Howe Moss Avenue within Kirkhill Industrial Estate, which is widely regarded as one of the premier industrial locations in Aberdeen, approximately 7 miles northwest of the city centre and immediately adjacent to Aberdeen International Airport.

The Aberdeen Western Peripheral Route (AWPR) is less than 2 miles south of the property, connecting Dyce to the north and south of Aberdeen and beyond.

Surrounding occupiers include Expro, Haliburton, EMM Corp, Aker Solutions, Nexos, Metrol and Transmit Containers.

Nearby amenities include The Hampton by Hilton, Crowne Plaza, Moxy, The Cloggy House, Dyce Farm Restaurant and Golf.

## Description

The property comprises a detached industrial unit of steel portal frame and concrete block construction. The warehouse includes an internal test pool and a load-bearing mezzanine level, benefitting from a goods lift. There is also an external test pool located in the yard.

The warehouse has the following specification;

- 6m eaves height
- Electric roller shutter door
- 5 tonne overhead crane
- Three phase electrical supply
- Mezzanine level
- Goods access lift
- Designated car parking
- Generous secure yard
- Internal and external test pools

Description	sqm	sqft
Warehouse	623	6,709
Office	531	5,217
Mezzanine	331	3,561
<b>Total</b>	<b>1,485</b>	<b>15,981</b>
Secure yard	1,670	17,975



External view from the yard



External test pool



Warehouse

## Sale Price

We are instructed to seek offers in excess of £430,000 for the client's ground-leasehold interest in the property.

## Tenure

The property is held on a ground lease which expires on 10<sup>th</sup> August 2123. The current ground rent is £31,911 per annum.

## Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) rating of D. Full documentation can be made available upon request.



Internal test pool

## Rateable Value

The property is entered into the Valuation Roll at £124,000. Please note any incoming occupier would have the right to appeal within the first six months of their occupation.

## VAT

All prices quoted in the schedule are exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

# Contact

For further information, or to arrange a viewing, please contact:



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5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.