

# Lot 36

Vacant Possession

## The Quad, Howe Moss Avenue, Kirkhill Industrial Estate, Dyce, Aberdeen, Aberdeen AB21 0GP

Heritable Office Opportunity



### Key Details

- Well located office building in Kirkhill Estate close to Aberdeen airport
- 10.12 acres with low site coverage of 12.60%
- 1.5 miles from Aberdeen Western Peripheral Route, the new bypass linking the north and south of the city
- Future development opportunities (subject to planning)

### On behalf of a Major Asset Manager

#### Location

Miles: 5 miles north of Aberdeen city centre  
 Roads: A96, AWPR - Aberdeen Western Peripheral Road  
 Rail: Aberdeen Railway Station  
 Air: Aberdeen Airport

#### Situation

The property is situated in a central location within Kirkhill Industrial Estate in Dyce to the north of Aberdeen and close to Aberdeen Airport. The industrial estate links with the A96 trunk road linking Dyce with Aberdeen city centre and is 1.5 miles from the new AWPR (the new bypass linking Portlethen to the south of the city with Dyce and the north). Nearby occupiers include Halliburton, Metrol and Dominion Gas.

#### Description

The property comprises a detached former headquarters building of four interconnecting three storey wings planned around a central courtyard. On a total site area of 4.095 hectares (10.12 acres), the property benefits from 315 car parking spaces. The building provides flexible modern, open plan accommodation throughout.

#### Tenure

Heritable (Scottish equivalent of English Freehold).

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

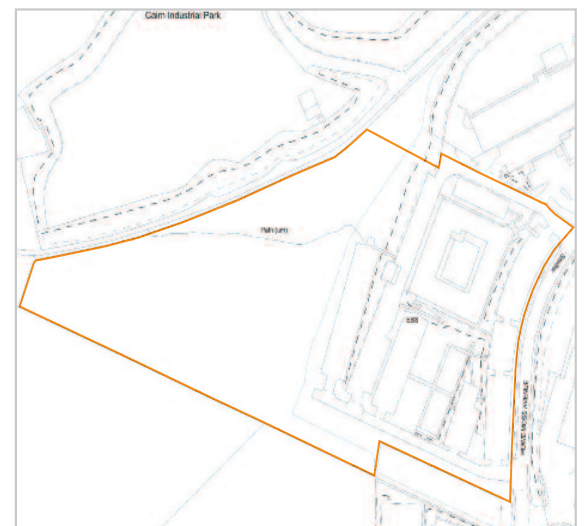
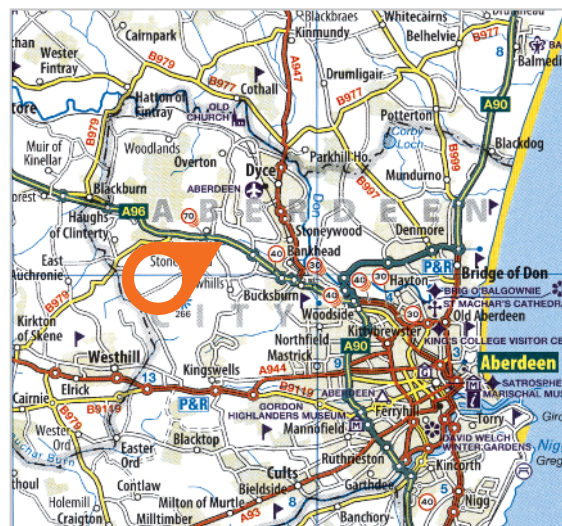
#### Energy Performance Certificate

Band G. Available to download at [acuitus.co.uk](http://acuitus.co.uk)

### Tenancy and accommodation

| Floor        | Use     | Floor Areas (Approx) |                       | Possession            |
|--------------|---------|----------------------|-----------------------|-----------------------|
| Ground       | Office  | 1,591.00 sq m        | (17,125 sq ft)        | VACANT POSSESSION (1) |
| First        | Office  | 1,634.90 sq m        | (17,598 sq ft)        |                       |
| Second       | Office  | 1,580.30 sq m        | (17,010 sq ft)        |                       |
| Basement     | Storage | 352.50 sq m          | (3,794 sq ft)         |                       |
| <b>Total</b> |         | <b>5,158.70 sq m</b> | <b>(55,527 sq ft)</b> |                       |

(1) The property is currently occupied by a charity, Centric Community Projects Limited, on a short term agreement. The purchaser will be given vacant possession at completion. However, immediately after the auction the vendor can put the bidder in touch directly with the charity in order that they may arrange a new lease and potential uninterrupted continuation of the charity's occupation if they so require.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
 Georgina Roberts  
 +44 (0)20 7034 4863  
[georgina.roberts@acuitus.co.uk](mailto:georgina.roberts@acuitus.co.uk)

**Acuitus**  
 Mhairi Archibald  
 +44 (0)7718 899341  
[mhairi.archibald@acuitus.co.uk](mailto:mhairi.archibald@acuitus.co.uk)

**Seller's Solicitors: Burness Paull**  
 Yvonne Byrne  
 +44 (0)141 273 6724  
[yvonne.byrne@burnesspaull.com](mailto:yvonne.byrne@burnesspaull.com)