

Lot 27

Vacant Possession

1 Howe Moss Avenue, ,
Dyce, Aberdeenshire AB21 0GP
Heritable vacant industrial and office property



Key Details

- Well located office building in Kirkhill Industrial Estate close to Aberdeen airport
- 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)
- Nearby occupiers include Halliburton, Dolphin Drilling, DHL and Iron Mountain

Location

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

Situation

The property is situated in a central location within Kirkhill Industrial Estate in Dyce 7 miles north of Aberdeen city centre 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, Schlumberger, DHL, CHC Scotia, Iron Mountain and Dolphin Drilling.

Description

The property comprises a detached industrial unit with two storey office accommodation along with a shared tarmac forecourt. The industrial unit benefits from both a 5 Tonne and a 2 Tonne overhead gantry cranes

Tenure

Heritable.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

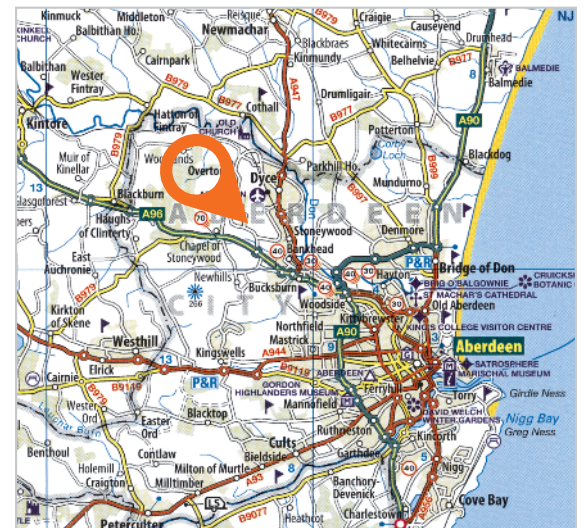
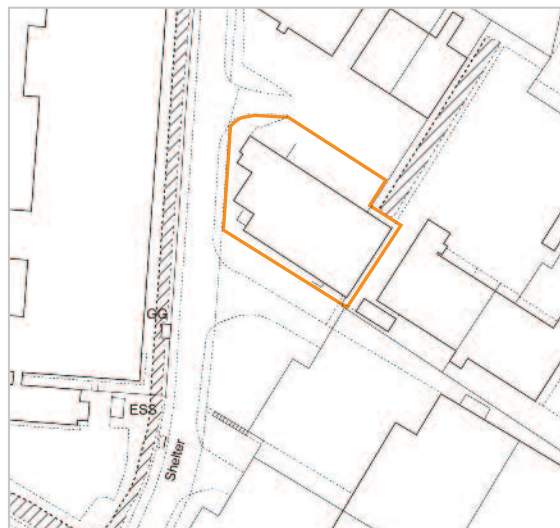
See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Accommodation	Floor Areas (Approx)		Possession
Ground Floor	Office	101.74 sq m	(1,095 sq ft)	Vacant Possession
Ground Floor	Warehouse	573.97 sq m	(6,178 sq ft)	
First Floor	Office	95.75 sq m	(1,031 sq ft)	
First Floor	Warehouse Offices	82.80 sq m	(891 sq ft)	
Mezzanine	Mezzanine	114.78 sq m	(1,235 sq ft)	
TOTAL		969.04 sq m	(10,430 sq ft)	

Viewings

Please contact Mhairi Archibald (07718899341)



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