

**Lot 31**

Vacant

Halliburton House, Howe Moss Crescent,  
**Dyce, Aberdeenshire AB21 0GN**  
Heritable Office Building





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	2,313.60 sq m	(24,903 sq ft)	VACANT POSSESSION
First	Office	2,154.10 sq m	(23,187 sq ft)	
Second	Office	2,074 sq m	(22,325 sq ft)	
Areas of limited use	Storage	167.20 sq m	(1,800 sq ft)	
Basement	Storage	426.10 sq m	(4,586 sq ft)	
TOTAL		7,135 sq m	(76,801 sq ft)	

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

C40

### Viewings

Please contact Mhairi Archibald (0771 8899341)

# Lot 31

Vacant

### Key Details

- 3 storey HQ building close to Aberdeen International Airport and Airport Link to Aberdeen Western Peripheral Route (AWPR)
- 7,135 sq.m. (76,801 sq.ft) with 337 parking spaces
- Specification includes comfort cooling, raised floors, back up generator canteen facility, reception with security barriers in situ.
- Excellent natural light via vaulted ceiling at 3rd floor and full height atria in floor plates
- Central Core allowing for multi let possibility

### Location

**Miles:** 5 miles north of Aberdeen city centre  
**Roads:** A90, A96, Aberdeen Western Peripheral Road  
**Rail:** Aberdeen Railway Station  
**Air:** Aberdeen Airport

### Situation

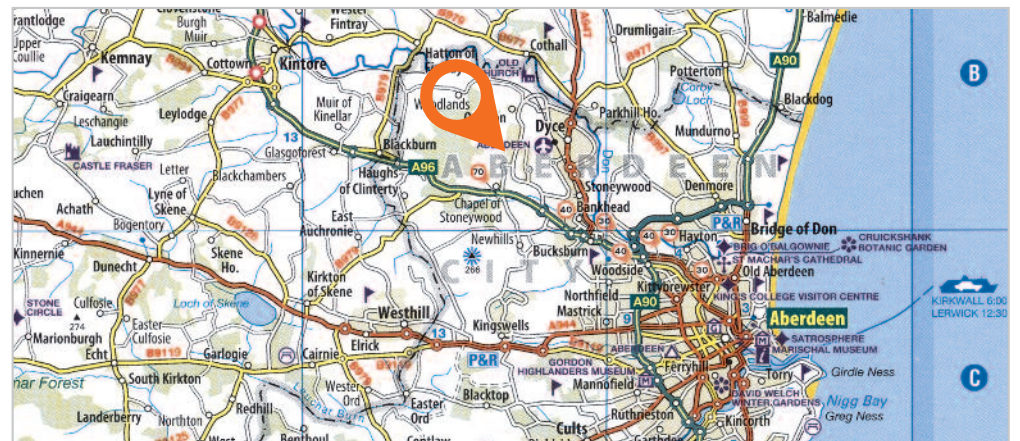
The property is located in the established Kirkhill Industrial Estate in Dyce, occupying an elevated site. Aberdeen International Airport, associated hotels, The Exhibition Centre Aberdeen (TECA) and the Airport Link from the new Aberdeen Western Peripheral Route are all within proximity of the property, which therefore benefits from easy accessibility to the main trunk road network, transport hubs and associated amenity. Dyce has proved extremely popular with large international energy companies, with BP, Oceaneering, Aker Solutions amongst others having their North Sea Headquarters all within the vicinity of the property.

### Description

Halliburton House provides a modern 3 storey headquarters office building, constructed in 2007. Providing predominantly open plan office space, various meeting, project rooms, offices and staff welfare facilities have been created, including a corporate suite with boardroom and meeting facilities and a canteen facility with large commercial kitchen. Occupying an elevated site with outstanding views over Aberdeen, the property benefits from a high degree of natural light by way of a glazed vaulted ceiling at 3rd floor and full height atria within the floor plates. Designed with suites either side of a central core, the property would lend itself to single or multi let occupation. There are 337 car parking spaces on site reflecting a ratio of 1:208 sq.ft. The building has an EPC C40 and has the benefit of a back up generator.

### Tenure

Heritable.



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