

# To Let

**Prestigious Office Pavilion with on-site Car Parking**

**Ury House, Howe Moss Avenue, Dyce,  
Aberdeen, AB21 0GN**

- ◆ From 298.46 sq. m (3,213 sq. ft) to 605.43 sq. m (6,517 sq ft) approx.
- ◆ Newly refurbished detached office pavilion
- ◆ Flexible lease terms available
- ◆ 24 on-site car parking spaces – a generous ratio of 1 space : 270 Sq. Ft



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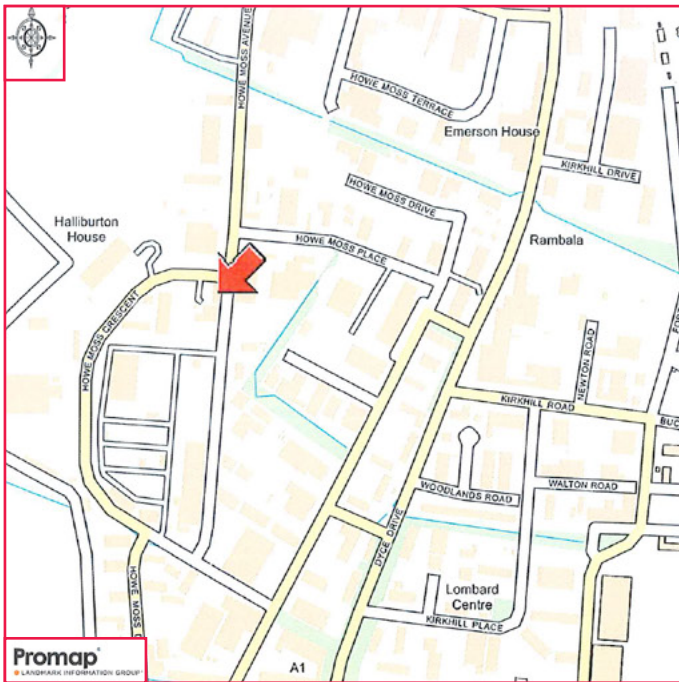
## Location

The subjects occupy a prominent location at the corner of Howe Moss Avenue with Howe Moss Crescent, enjoying good access to Dyce Drive which is the main estate road through Kirkhill Industrial Estate. The Aberdeen Western Peripheral Route (AWPR) has a major junction nearby on Dyce Drive, reducing commuting times around the city substantially.

Kirkhill Industrial Estate, is one of Aberdeen's premier out of town business locations, situated approximately six miles south of the City Centre. Aberdeen International Airport and Heliport are in close proximity.

Occupiers within the vicinity include Haliburton, BP, Aker Solutions and Rolls Wood Group.

The precise position is shown on the plan below.



## Floor Areas

Approximate floor areas, measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):

	Sq.m.	Sq. Ft.
Ground Floor	298.46	3,213
First Floor	306.97	3,304
<b>Total</b>	<b>605.43</b>	<b>6,517</b>

## Rent

On application.

## Lease Terms

The accommodation is available for a flexible period on Full Repairing and Insuring terms.

## Rateable Value

£120,000, subject to appeal.

## VAT

All prices quoted in the Schedule are exclusive of VAT

## Entry

Immediate entry available, subject to conclusion of legalities.

## Energy Performance Certificate

The subjects have an EPC Rating of "B". Full documentation is available upon request.

## Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax and registration dues, if applicable.

## Viewing and Offers

By prior arrangement with the sole letting agent, to whom all formal offers should be submitted in the Scottish Legal Form.

## Contacts

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## Description

Ury House is an attractive two storey detached office pavilion with generous on-site car parking constructed in 2012. The premises provide a mix of high quality open plan accommodation with meeting rooms and executive offices, benefiting from the following specification:

- Spacious double height reception
- VRV heating/cooling system
- Raised access flooring
- Floor to ceiling height of 2.7m
- LG7 compliant lighting
- Eight person passenger lift suitable for disabled / wheelchair use
- Male & Female toilet accommodation and showers
- High quality oak finishes throughout
- Flexible accommodation capable of subdivision into two self-contained floor plates
- Excellent on-site car parking
- Dedicated storage for six bicycles

## Important Notice

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. **Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. May 2019
3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. **VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only. May 2019

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