

TO LET
PROMINENT HQ INDUSTRIAL & OFFICE FACILITY

Fyvie House

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



AVAILABLE AS A WHOLE OR IN PART

PHASE 1 : Offices & Industrial / Workshop

13,014 sq ft (1209.0 sq m) / 74 car parking spaces

PHASE 2 : Open Plan Offices

13,692 sq ft (1,272.0 sq m) / 85 car parking spaces

KEY FEATURES

- Prominent position within established Industrial Estate
- Highly flexible terms
- Open plan office floor plates
- 8 Tonne crane in situ.
- Large secure yard area

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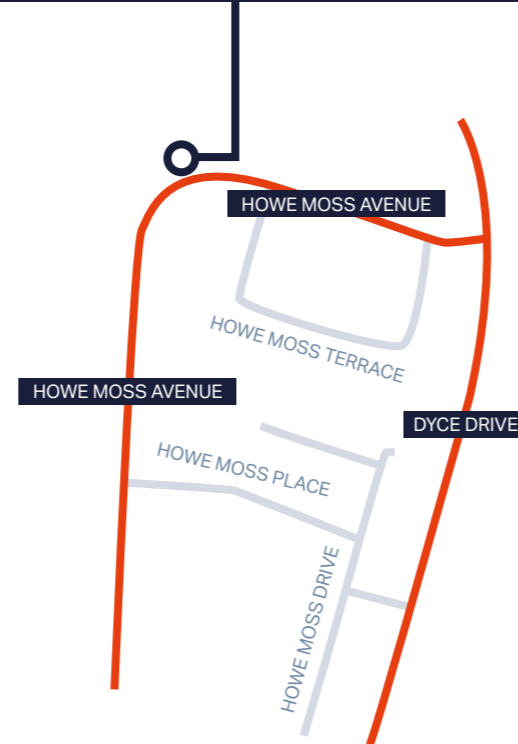
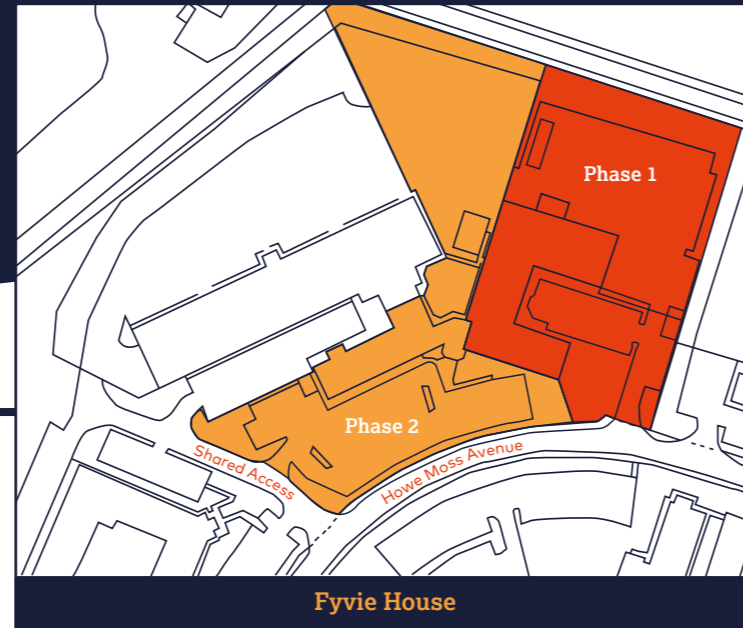
/ Location

The subjects are situated in a prominent, elevated position within Kirkhill Industrial Estate which is located some 6 miles north west of Aberdeen City Centre.

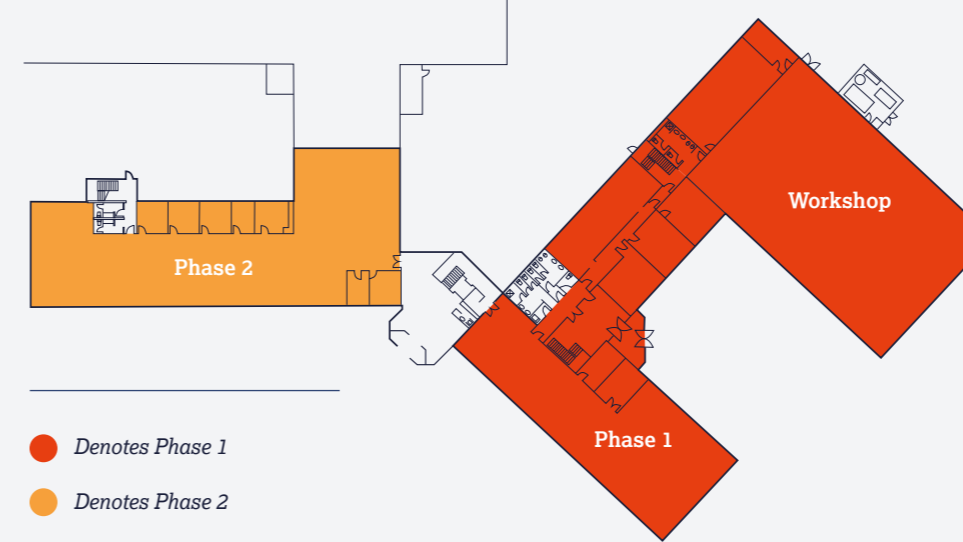
The estate, which is adjacent to Aberdeen International Airport, has seen virtually unprecedented levels of office, industrial and hotel development over the past decade with occupiers attracted by the availability of development land and proximity to the airport and AWPR which has a major junction nearby on Dyce Drive.

/ Description

The subjects have been developed in two phases with each comprising two storey offices to the front, industrial elements to the rear plus associated yards. The entire complex is linked by a large double height atrium reception area which has a reception/seating area, disabled toilet and passenger lift.



Ground floor



- Denotes Phase 1
- Denotes Phase 2

First floor



/ Phase 1

Offices

Arranged over ground, first and second floor (part) level, the offices are of steel frame construction with aluminium cladding.

The ground and first floors will be refurbished to provide suspended ceilings with integral lighting, carpeting, perimeter trunking, double glazing and air conditioning throughout. There are toilets on each floor. In addition to a shared main reception to the front, Phase 1 also benefits from a smaller reception area accessed from west elevation which could be utilised to create completely self-contained space.

There are a total of 74 car parking spaces with potential to create additional spaces within the yard.

Phase 1 Workshop

The workshop is of steel portal frame construction off a concrete floor, under a pitched roof with insulated aluminium cladding. The workshop benefits from an eaves height of 8.75m, electric roller shutter door, three hot air gas fired blowers and an 8 tonne crane.

A lab area with offices above has been constructed at one end of the workshop. There are also toilet facilities within this area.

There is a large secure yard to the rear of the workshop which is surfaced in a mix of concrete, tarmac and hardcore.

/ Phase 2

Offices

The remaining space comprises a 2 storey office block of steel frame construction with composite panel cladding. The specification includes suspended ceilings with integral lighting, carpeting, perimeter trunking, double glazing, air conditioning and gas central heating. The current layout provides a mix of open plan and private cellular offices and meeting rooms. There are toilet facilities on both floors.

There are a total of 85 car parking spaces.

/ Areas

Phase 1		
Main offices	11,011 sq ft	(1,023 sq m)
Offices over lab	1,120 sq ft	(104 sq m)
2nd floor offices	883 sq ft	(82 sq m)
Total	13,014 sq ft	(1,209.0 sq m)
Workshop	6,054 sq ft	(562.4 sq m)
Lab/offices	1,172 sq ft	(108.9 sq m)
Total Industrial	7,226 sq ft	(671.3 sq m)
Yard	24,000 sq ft	(2,229.7 sq m)
Phase 2		
Main offices	12,583 sq ft	(1,169 sq m)
Reception	1,109 sq ft	(103 sq m)
Total	13,692 sq ft	(1,272.0 sq m)

/ Quoting Terms

The space is available to let either as a single entity or in parts. Our clients are prepared to be highly flexible in terms of duration and rental structure.

Offices £10 per sq ft exclusive of Local Authority rates and service charge.

Industrial £7.50 per sq ft exclusive.

Yardage £1.00 per sq ft exclusive.

Incentives will also be available dependent upon duration and covenant.

/ Refurbishment Works

The building is due to be refurbished. Further details can be provided on request.

/ EPC

To be confirmed.

/ Rateable Values

The subjects require to be reassessed upon occupation. An estimate can be provide 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 & Buildings Transaction Tax and registration dues, if applicable.

/ VAT

All prices quoted in the schedule are exclusive of VAT

/ Entry

Immediate upon the conclusion of legal formalities.

/ Contact

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