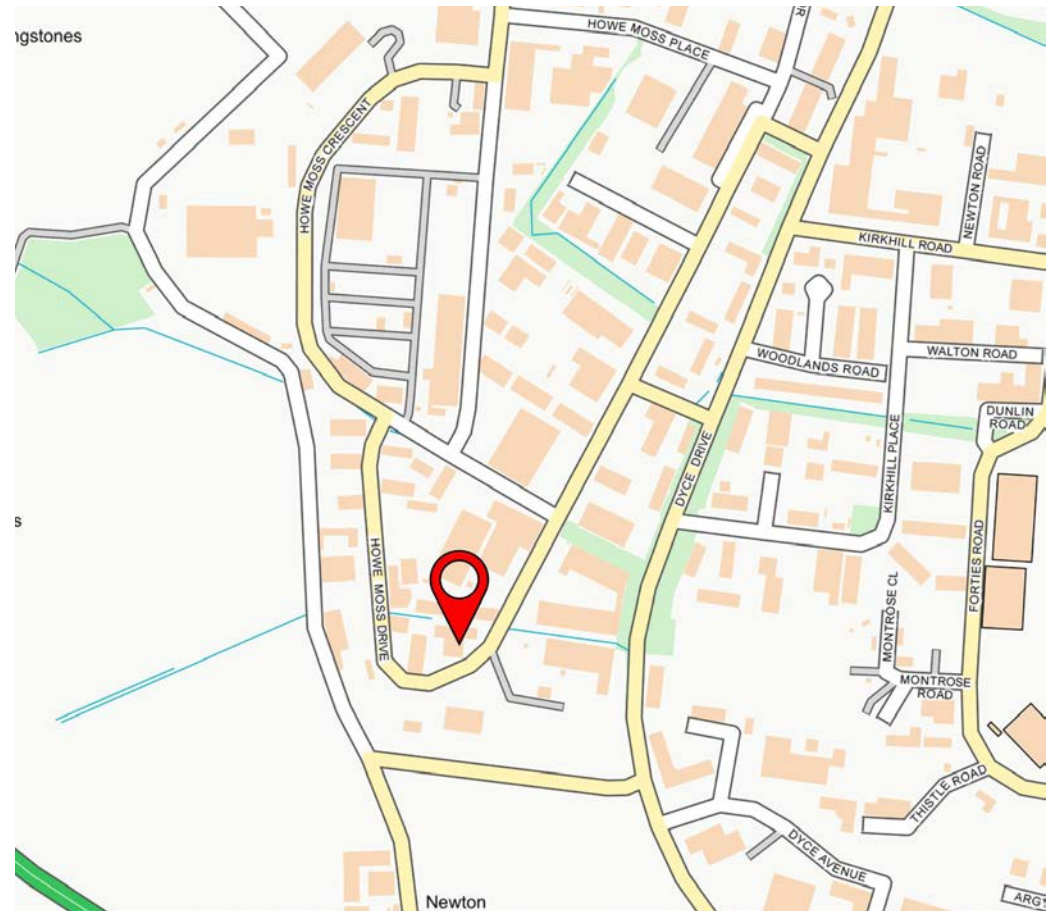
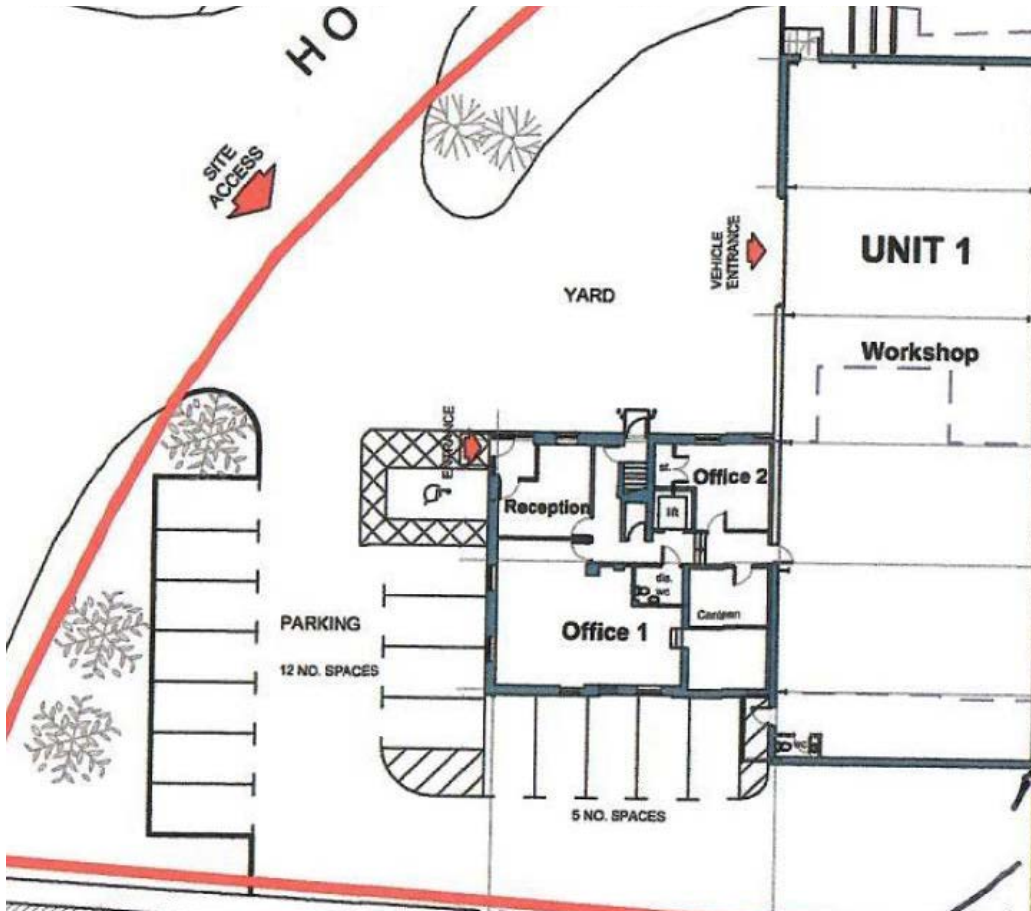


TO LET
INDUSTRIAL UNIT WITH YARD



**BOND BUILDING, HOWEMOSS DRIVE,
KIRKHILL INDUSTRIAL ESTATE, DYCE, ABERDEEN, AB21 0GL**

- Industrial unit with office and yard space
- Gross Internal Area — 689 sq. m (7,415 sq. ft)
- 5 tonne overhead crane
- 17 parking spaces



LOCATION

The property occupies is on Howemoss Drive within the Kirkhill Industrial Estate which is close to Aberdeen International Airport in Dyce. Dyce is located some 7 miles north west of Aberdeen city centre and major occupiers established within the surrounding area include Haliburton, Baker Hughes, Aker and BP.

DESCRIPTION

The subjects comprise a semi detached industrial unit of portal frame concrete construction with concrete dado wall, harled externally, and clad above in PVC coated metal sheeting. There is a two storey office and warehouse which are both generally well presented throughout.

The ground floor office comprises a reception, two cellular offices, an open plan office, disabled toilet and storage space. There is a passenger lift as well as a staircase to the first floor which comprises male and female toilets, a boardroom and an office.

The warehouse can be accessed through the office and there is an electric roller shutter door directly to the yard with a 5 tonne overhead crane installed.

ACCOMMODATION

We calculate the following approximate Gross Internal Floor Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

ACCOMMODATION	SQ. M.	SQ. FT.
Warehouse	423	4,553
Ground Floor Office	133	1,431
First Floor Office	133	1,431
Total	689	7,415



PARKING

There are a total of 17 parking spaces

RATING

The property is entered in the current Valuation Roll as follows: Rateable Value - £57,500. The Uniform business rate for 2023/2024 is 51.1p in the £.

LEASE TERM

The unit is available on a new full repairing and insuring lease for a period to be negotiated.

RENT

£65,000 per annum exclusive.

VAT

All prices, rent and premiums quoted are exclusive of VAT, that may be applicable.

EPC

Further details on request.

ENTRY

To be agreed, upon completion of formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS & OFFERS

To arrange a viewing or for further information, please contact the sole letting agents:

To arrange a viewing please contact:



Euan Rolland

Graduate Surveyor
euan.rolland@g-s.co.uk
07825 875303



Alex Robb

Chartered Surveyor
alex.robb@g-s.co.uk
07850 818919



IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: July 2023