



TERRACED OFFICE UNIT WITH PARKING

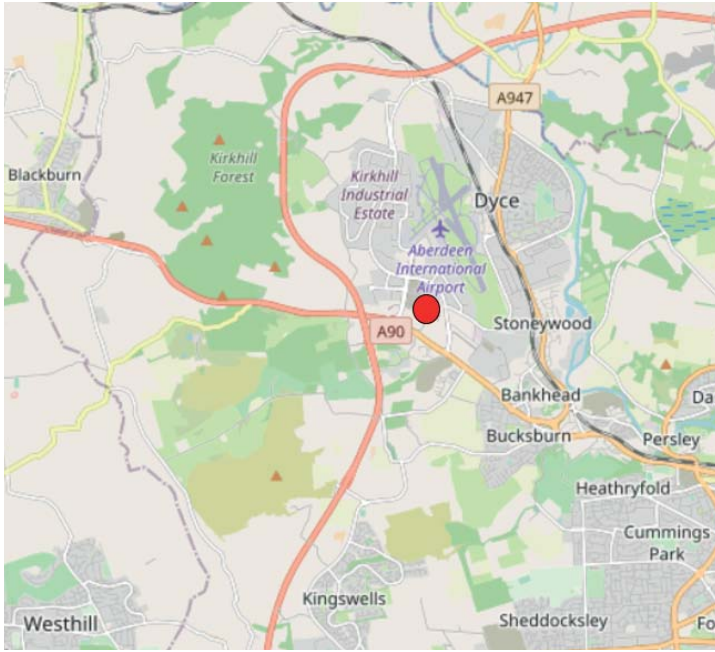


FOR SALE
Unit 3, Saxbone Centre

Howemoss Crescent, Dyce, Aberdeen, AB21 0GN | 66.6 sq.m (717 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



LOCATION

Aberdeen continues to be recognised as one of the major world centres for Oil & Gas engineering expertise with technologies developed in the City exported to energy provinces worldwide.

Dyce is a well established commercial location in the vicinity of Aberdeen International Airport and is easily accessible via the A96 Aberdeen to Inverness trunk road. The location also benefits from improved road access following completion of the Aberdeen Western Peripheral Route.

The unit is located on the west side of Howemoss Crescent within the popular Kirkhill Industrial Estate.

DESCRIPTION

The Saxbone Centre comprises a terrace of modern commercial units of steel portal frame construction having concrete block and profile sheeted infill walls under pitched profiled steel sheet roofs.

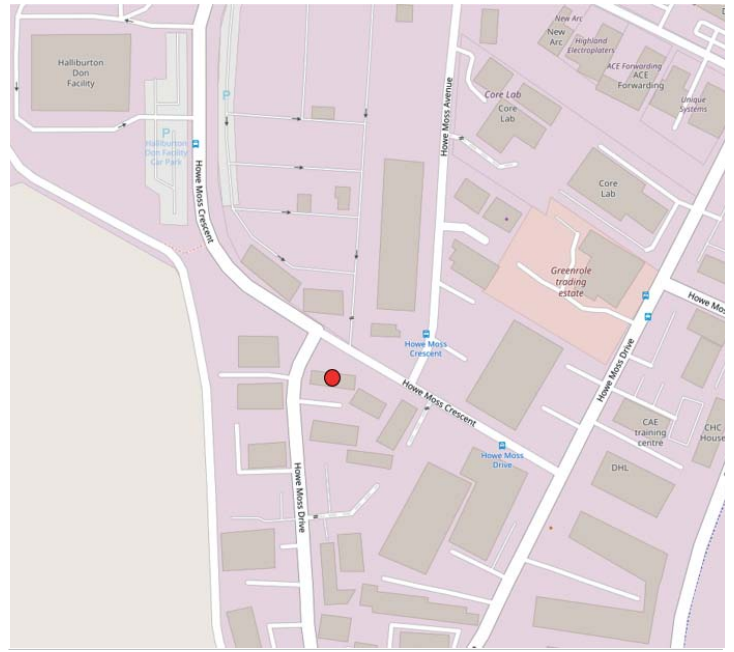
Unit 3 has been configured to provide office accommodation including suspended acoustic tiled ceilings, category 2 lighting and carpeting throughout. Kitchen and toilet facilities have also recently been upgraded and refurbished.

PRICE

Offers in the region of £125,000 exc VAT are invited.

UNIT 3, SAXBONE CENTRE

HOWEMOSS CRESCENT, DYCE, ABERDEEN, AB21 0GN



RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £10,250.

RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

The premises have an Energy Performance rating of G. A copy of the EPC and recommendation report is available on request.

VAT

We understand that no VAT will be applicable.

LEGAL COSTS

The ingoing occupier will be responsible for the landlord's reasonably incurred legal costs incurred in documenting any transaction. The occupier shall also be responsible for any LBTT and Registration Dues applicable.

FLOOR AREA

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx area calculated:-

Total	66.6 sq.m	717 sq.ft
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VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

JONATHAN NESBITT

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