



TO LET



# unit2

UNIT 2, AIRPORT COMMERCE PARK  
HOWEMOSS DRIVE

KIRKHILL INDUSTRIAL ESTATE  
ABERDEEN

MODERN INDUSTRIAL UNIT  
Gross Internal Area  
177.10 sq m (1905 sq ft)

## LOCATION

The development is located within the popular Kirkhill Industrial Estate adjacent to Dyce Airport and only 7 miles North-West of Aberdeen City Centre. Major occupiers in the vicinity include Expro, Baker Hughes and DHL.

The exact location is identified on the undemoted plan.



## DESCRIPTION

The development comprises a modern terrace of 9 small industrial units of steel portal frame construction with plastisol coated pressed steel clad walls with inner steel liner panels. The pitched roof is likewise clad and the wall head height is approximately 5.75 metres.

Internally, around half of Unit 2 comprises clear warehouse area with light workshop the remainder being office accommodation.

The warehouse has a reinforced concrete slab floor with screed finish, manual sectional up and over vehicular access door and industrial spot lighting.

The office's staff accommodation has painted plasterboard lined walls, a mixture of suspended acoustic tile and painted plasterboard ceilings, a mix of carpeted and laminate floors, fluorescent strip lighting and electric panel radiators.

## CAR PARKING

Ample car parking is provided to the front of the unit.

## ACCOMMODATION

The following accommodation provided, measured on a gross internal basis (however it should be noted that our client will consider stripping out the additional offices to provide a large warehouse with a single office and toilets).

### Ground Floor

Warehouse & light workshop:	59.2 sq m	(637 sq ft)
Reception, male & Female toilets, 2 offices (one with kitchen area)	75.4 sq m	(811 sq ft)

### First Floor

2 offices and store:	42.5 sq m	(457 sq ft)
<b>Total:</b>	<b>177.10 sq m</b>	<b>(1905 sq ft)</b>

## EPC RATING

The property has an EPC rating of "E+".

Full documentation is available upon request.

## LEASE TERMS

The unit is available to let on a new Full Repairing and Insuring lease for a period to be agreed incorporating periodic upward only rent reviews.

## RENTAL

Offers in the region of £16,500 per annum invited

## RATING ASSESSMENT

Rateable Value - £21,500. This is currently subject to an appeal. An indication of the estimated RV assuming the offices are stripped out is available upon request

## V.A.T

Value Added Tax is payable on rental and all other charges.

## ENTRY

Immediate, upon completion of legal formalities.

## OFFERS & VIEWINGS

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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