



TO LET



units 6-9

UNITS 6-9 AIRPORT COMMERCE PARK
HOWEMOSS DRIVE

KIRKHILL INDUSTRIAL ESTATE
ABERDEEN

MODERN INDUSTRIAL UNITS
181.15 sq m (1,950 sq ft)
to 766.16 sq m (8,247 sq ft).
Plus Compound and washbay

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 D.H.L.

The exact location is shown on the map below.



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.

Each unit has a manual sectional up and over vehicular access door and industrial spot lighting. There is a single office and male & female toilets built within the warehouse span. Unit 6 has an additional office constructed at first floor level. Unit 9 has mezzanine storage above the office and if multiple units are leased a gated fence provides secure parking a compound and washbay.

CAR PARKING

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

ACCOMMODATION

We understand the following accommodation is provided, measured on a gross internal Basis:

Unit 6		
Ground Floor		
Warehouse; office; male & female toilets -	181.15 sq m	(1,950 sq ft)
First Floor; Office-	19.24 sq m	(207 sq ft)
Total	200.39 sq m	(2,157 sq ft)

Unit 7		
Warehouse; office; male & female toilets -	181.15 sq m	(1,950 sq ft)

Unit 8		
Warehouse; office; male & female toilets -	181.15 sq m	(1,950 sq ft)

Unit 9		
Warehouse; office; male & female toilets -	181.15 sq m	(1,950 sq ft)
mezzanine storage	22.40 sq m	(240 sq ft)
Total	203.55 sq m	(2,190 sq ft)

Compound including washbay	345 sq m	(3,700 sq ft)
----------------------------	----------	---------------

EPC RATING

Unit 6 Rating D Unit 7 Rating D Unit 8 Rating B Unit 9 Rating E

A Copy of the Certificate is available upon request.

LEASE TERMS

The units are available, either singly or combined, on new Full Repairing and Insuring leases for a period to be agreed incorporating periodic upward only rent reviews.

RENTAL

Unit 6	£19,500 per annum	Unit 7	£18,500 per annum
Unit 8	£18,500 per annum	Unit 9	£18,500 per annum

Rental for leasing multiple units and for the compound is available upon request.

RATING ASSESSMENT

Unit 6 Rateable Value £13,500. Units 7,8 and 9 plus the compound are assessed at a single RV of £38,250 and will require to be reassessed for single unit lettings.

V.A.T

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

IMMEDIATE ENTRY

LEGAL COSTS

All legal costs incurred in the preparation of a lease will be borne by the ingoing tenant in the normal manner.

OFFERS & VIEWINGS

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

Mike Robertson

Robertson Property Consultancy

Tel: 07768 902416

Email: mike.robertson@robertsonpc.co.uk

**Robertson
Property
Consultancy**

Robertson Property Consultancy for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robertson Property Consultancy has any authority to make or give any representation or warranty whatever in relation to this property.