

# DM HALL

For Sale /  
May Let

Industrial

Combined House,  
Howe Moss Terrace,  
Dyce, Aberdeen,  
AB21 0GR



774.34 SQM  
(8,012 SQ FT)



# Property Details

- Prominent position within Kirkhill Industrial Estate
- Close proximity to Aberdeen International Airport and AWPR
- Sale Price: Offers over £450,000

## LOCATION

Located approximately 7 miles northwest of Aberdeen City Centre, the property occupies a prominent position on Howe Moss Terrace, within the well-established Kirkhill Industrial Estate. Excellent connectivity is provided via Dyce Drive and the Aberdeen Western Peripheral Route (AWPR).

Click on the icon below to see the properties' location on Google Maps:

## DESCRIPTION

The subjects comprise a semi-detach industrial facility with 2-storey office and staff welfare complex to the front of the building.



Internally the property provides the following specification:

### Warehouse

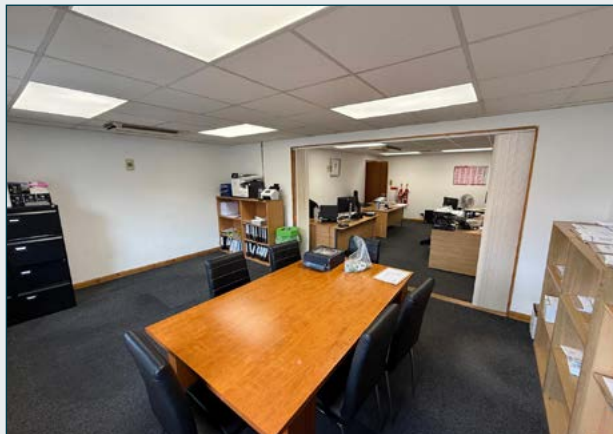
- Steel portal frame construction
- Concrete flooring
- Electrically operated up and-over door 5m(w) x 5m(h)
- 3 phase power
- Approx. 5.5 m eaves height
- High bay LED Lighting
- Steel frame mezzanine store

### Offices

- Modern two storey layout
- Welfare facilities including shower
- Tea prep
- Storage rooms

### Yard& Parking

- Concrete surfaced yard
- Perimeter post and wire mesh fence
- 12 dedicated parking spaces are located to the front of the premises.



# Property Details

## ACCOMMODATION

The properties areas are approximately.

	sq m	sq ft
Office (Ground and First Floor)	320.51	3,450
Warehouse	360.93	3,885
Mezzanine	62.90	677
<b>TOTAL</b>	<b>744.34</b>	<b>8,012</b>
Concrete Yard	589.20	6,342

## SERVICES

The property appears to be connected to mains supplies of electricity and water, with drainage to the main public sewer.

## ENERGY PERFORMANCE

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Full documentation is available upon request.

## NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of: £50,500

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

Water and wastewater rates are also payable.

## PRICE / RENT

We are seeking offers in the regions of £450,000 for our client's heritable interest in the property, alternatively our client would consider letting the property, further details are available upon request.

## VAT

All prices quoted in this schedule are exclusive of VAT.

# DM HALL



Regulated by  
**RICS**



## Make an enquiry

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**DM Hall Commercial Department**

4-5 Union Terrace  
Aberdeen AB10 1NJ

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## COSTS

Each party will be responsible for their own costs. Any ingoing tenant/occupier will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

## ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Purchasers. Once an offer has been accepted, the prospective Purchaser(s)/Occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

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