

Lot 40, The Quad, Howe Moss Avenue, Dyce, Aberdeen AB21 0GP

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



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Property Information

Heritable Office Building

- Well located office building in Kirkhill Estate close to Aberdeen airport
- Approximate Site area of 10.12 acres with low site coverage of 12.60%
- 1.5 miles from Aberdeen Western Peripheral Route, the now established bypass linking the north and south of the city
- Future development opportunities (subject to planning)

Lot

40

Auction

30th March 2023

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

5 miles north of Aberdeen city centre

Roads

A96, AWPR - Aberdeen Western Peripheral Road

Rail

Aberdeen Railway Station

Air

Aberdeen Airport

Situation

The property is situated in a central location within Kirkhill Industrial Estate in Dyce to the north of Aberdeen and within view of Aberdeen Airport. The industrial estate links with the A96 trunk road linking Dyce with Aberdeen city centre and is 1.5 miles from the new AWPR (now established bypass linking Portlethen to the south of the city with Dyce and the north). Nearby occupiers include Innospection, Aker Solutions and Schlumberger Testing.

Tenure

Heritable. Scottish Equivalent of English Freehold

Description

The property comprises a detached former headquarters building of four interconnecting three storey wings planned around a central courtyard. On a total site area of 4.095 hectares (10.12 acres), the property benefits from 315 car parking spaces. The building provides flexible modern, open plan accommodation throughout.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	POSSESSION
Ground	Office	1,591.00	(17,125)	VACANT POSSESSION (1)
First	Office	1,634.90	(17,598)	
Second	Office	1,580.30	(17,010)	
Basement	Storage	352.50	(3,794)	
Total		5,158.70	(55,527)	

(1) The property is currently occupied by a charity, Centric Community Projects Limited, on a short term agreement. The purchaser will be given vacant possession at completion. However, immediately after the auction the vendor can put the bidder in touch directly with the charity in order that they may arrange a new lease and potential uninterrupted continuation of the charity's occupation if they so require.

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