

PENITAGON

TO LET / MAY SELL

UNITS AVAILABLE FROM
10,000 - 66,400 SQFT



**NEW BUILD INDUSTRIAL UNITS
WITH SECURE YARDS**

HOWE MOSS AVENUE | ABERDEEN | AB21 0GP



PENTAGON DYCE - ABERDEEN

DESCRIPTION

THE SITE

LOCATION & SITUATION

ACCOMMODATION

SPECIFICATION

GALLERY

FURTHER INFORMATION



DESCRIPTION

The Pentagon has the potential to offer much need good quality, energy efficient industrial units fit for modern occupation sitting within one of Aberdeen's premier industrial estates.

The development achieved planning permission in June 2025 for the erection of five highly specified industrial units suitable for a variety of uses within Use Classes 4 (Business), 5 (General Industrial) and 6 (Storage and Distribution).

The site comprises and can accommodate units between 10,000 and 66,400 sq ft.

Sustainability is at the heart of the development and each proposed unit will prioritise energy efficiency with the aim to reducing operating costs.

Alternatively site plots for self-development can be offered with all plots being full serviced.

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LOCATION

The Pentagon, located on Howe Moss Drive, occupies a highly prominent site within Dyce overlooking Kirkhill Industrial Estate. The site sits within easy reach of Aberdeen International Airport and the Aberdeen Western Peripheral Route (AWPR) providing ease of access North, West and South.

Aberdeen boasts a diverse economy with particular strengths in life sciences and food and drink, in addition to being seen as a global leader in the energy sector with new and continued investment in net zero technology and low carbon infrastructure.

 **CRAIBSTONE
AWPR JCT.**
2.0 MILES
(5 MINUTES DRIVE)

 **DYCE TRAIN
STATION**
2.5 MILES
(6 MINUTES DRIVE)

 **ABERDEEN
AIRPORT**
1.4 MILES
(4 MINUTES DRIVE)

 **PORT OF
ABERDEEN**
11.6 MILES
(20 MINUTES DRIVE)



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ACCOMMODATION

UNIT NO.	TOTAL SQ FT	TOTAL SQ M	YARD SQ FT	YARD SQ M	PLOT AREAS ACRES
A1	10,000	929	9,365	870	1.36
A2	10,000	929	9,365	870	
B	18,000	1,672	14,640	1,360	1.2
C	13,000	1,207	10,170	945	0.9
D	11,400	1,059	10,200	947	0.8
E	14,000	1,300	11,721	1,089	0.8

A1/A2 COJOINED WITH SHARED YARD AND PARKING. AS SUCH NOTED SITE AND YARD AREAS ARE 50% OF TOTAL YARD AND SITE AREAS.



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FUTURE PROOFED SPECIFICATION

The units will be built to the highest specification:

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BREEAM EXCELLENT /
TARGET NET ZERO CARBON



EPC
"A" RATING



OFFICE & WELFARE
ACCOMMODATION



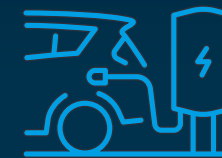
DEDICATED ON-SITE
CAR PARKING



DOCK
LOADING



LEVEL ACCESS
LOADING



EV CHARGING
POINTS



UP TO
12M EAVES



40M+
YARD DEPTHS



SECURE
CONCRETE YARDS



PRIMARY SUBSTATION
TO FEED THE PARK



40KN/M2 FLOOR
LOADING



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LEASE TERMS

Further details are available upon request. Proposals specific to your requirements can be discussed in further detail.

LEGAL COSTS

Each party will bear their own legal costs. The ingoing tenant will be responsible for any land and building transaction tax and registration dues if applicable.

CONTACT DETAILS

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ANTI MONEY LAUNDERING REGULATIONS

To comply with Anti-Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers/tenants which will at the minimum include proof of identity/address and funding.

This will be required upon agreement of Heads of Terms.

SALE TERMS

Plots are available for sale on an individual basis or in combination. Further details are available upon request.

VAT

All prices are quoted exclusive of any VAT that may be applicable.



Ryden

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**HURSTWOOD
HOLDINGS**

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