



MODERN HIGH SPECIFICATION OFFICE PAVILION WITH FIT-OUT
20 CAR PARKING SPACES



FG Burnett

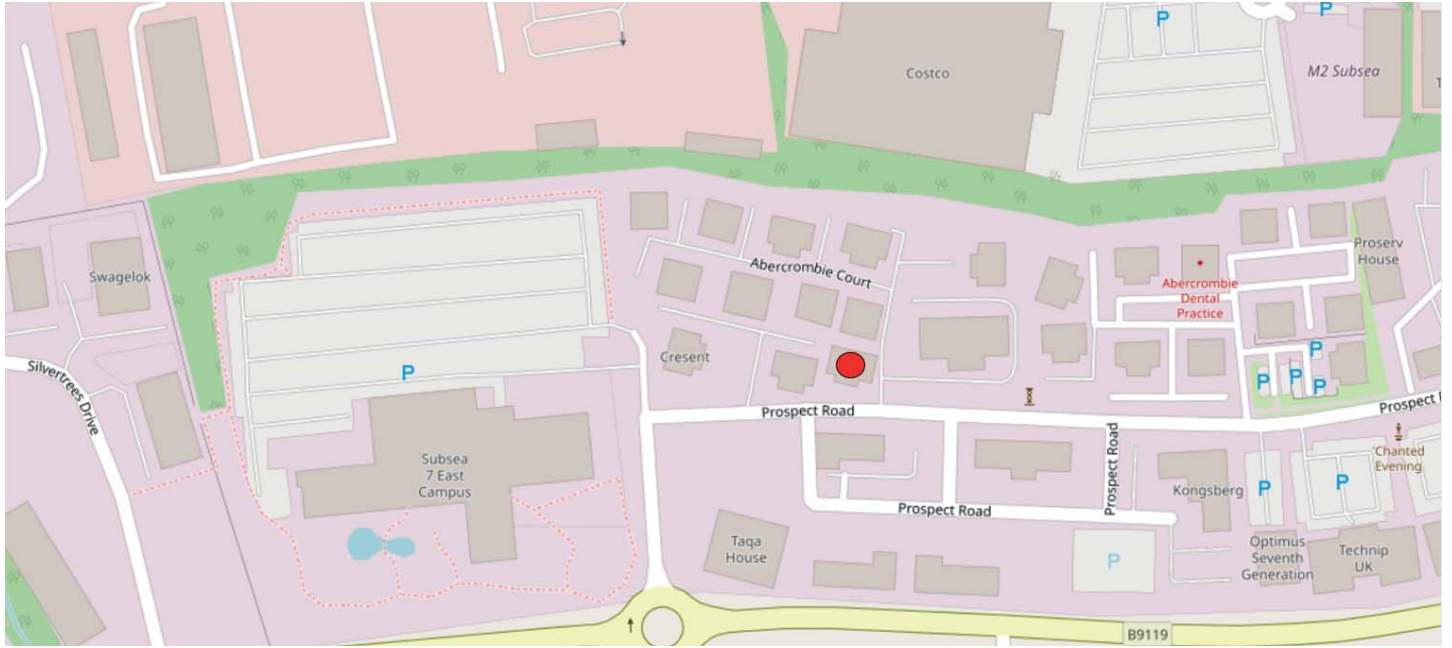


TO LET Unit 29, Abercrombie Court

Arnhall Business Park, Westhill, AB32 6FE | From 232.0 – 483.5 sq.m (2,498 – 5,205 sq.ft)

To request a viewing call us on 01224 572661

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SUBSTANTIAL TENANT FIT-OUT PROVIDING A MIX OF OPEN PLAN AND CELLULAR ACCOMMODATION

LOCATION

Westhill is situated approximately 6 miles west of Aberdeen City Centre and is widely recognised as a global centre of excellence for subsea engineering. The town has been subject to significant commercial development in recent years and is well served by local amenities including the recently expanded Westhill Shopping Centre.

The building is located in Abercrombie Court, a commercial office development which completed in 2012. The development is situated in the heart of the commercial activity adjacent to the A944. It is therefore well positioned to benefit from the Aberdeen Western Peripheral Route linking the north and south of the City.

Surrounding commercial occupiers include Yokogawa, Vulcan Completion Products, Subsea UK, Subsea 7 and Borr Drilling.

Drive Times

AWPR (A956 Junction).....	3 mins
Aberdeen International Airport.....	9 mins
Dyce.....	9 mins
Altens.....	17 mins
Aberdeen City Centre.....	20 mins
Aberdeen Train Station.....	20 mins
Bridge of Don.....	20 mins
Aberdeen Harbour.....	23 mins

DESCRIPTION

The accommodation comprises a two storey, self-contained, detached office building of steel frame and concrete block construction, which benefits from a modern specification to include:-

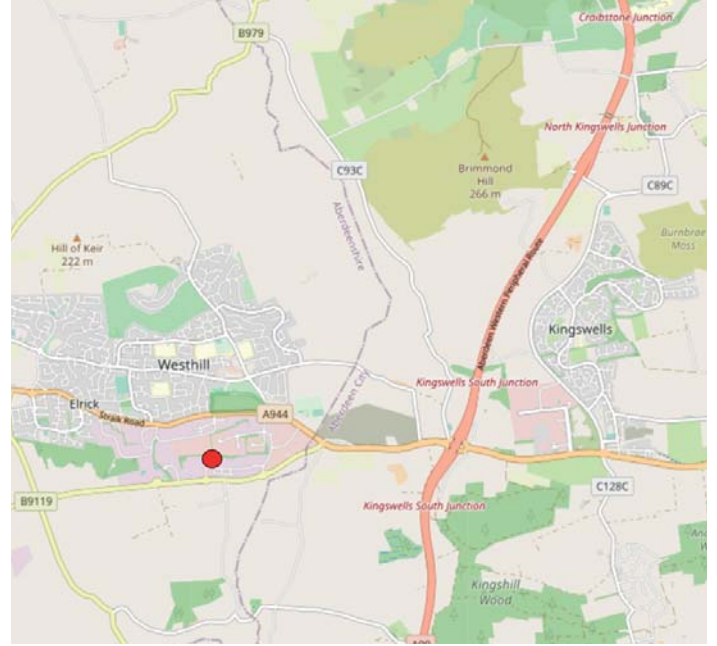
- Substantial tenant fit out providing a mix of open plan and cellular accommodation
- Suspended ceilings with recessed LG7 compliant light fittings
- Raised access floors
- Comfort cooling throughout
- Lift access (ensuring DDA compliance)

There are 20 designated on site car parking spaces.

FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following approximate areas derived:-

Ground Floor	232.0 sq.m	2,498 sq.ft
First Floor	251.5 sq.m	2,707 sq.ft
Total	483.5 sq.m	5,205 sq.ft



RENT

Rent on application.

RATEABLE VALUE

Ground Floor - £49,750; First Floor - £54,000

RATES DETAIL

Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS

The property will be available from 16 December 2021 on a 'To Let' basis on flexible terms. Any term in excess of 5 years will incorporate upward only rent reviews. Consideration will be given to leasing on a floor by floor basis.

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SERVICE CHARGE

There is a Development Service Charge payable by the tenant in relation to the maintenance, service and management of common parts of the development. Further details can be provided on request.

EPC

A copy of the EPC is available on request.

VAT

VAT will be payable at the standard rate.

LEGAL COSTS

Each party will bear their own legal costs. The ingoing occupier will be responsible for any LBTT and Registration Dues.

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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