



Office

WESTHILL BUSINESS CENTRE

Arnhall Business Park, Westhill, AB32 6UF

- Central location
- Use Class 4 (Business)

From £365 per month

Contact Details
Telephone: 07876 443435
Email: karen.pugh@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR LEASE

WESTHILL BUSINESS CENTRE

AB32 6UF



Location:

Westhill Business Centre is located in the Arnhall Business Park on the south side of Westhill with easy access to Aberdeen. Located on the Business Park between Tesco Supermarket and Costco, very easy to find and great amenities within walking distance.

Description:

The purpose built Business Centre comprises two storey office accommodation of various sizes with a large car on site car park.

Accommodation:

Westhill Business Centre has 24 offices ranging in size from 121 to 338 square feet or thereby measured on a net internal basis, across 2 floors (no lift access, stairs only). The Centre has a small Meeting Room available solely for the use of occupiers.

Central toilet facilities (ladies, gents and disabled) and a kitchen / tea prep area are available for the use of all occupiers on both floors.

Services:

The property is served with mains water, electricity, gas and drainage. Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services ie. water is mainly a central service provision rather than within individual offices.

Energy Performance Certificate (EPC):

An EPC is available on request.

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Council Tax Banding/Rating Information:

Business Rates: The Valuation Roll shows a rateable value for each office within Westhill Business Centre, more information is available from www.saa.gov.uk.

The incoming tenant will be responsible for Business Rates but may qualify for relief through the Small Business Bonus Scheme. Further information is available on the Council's website:

<https://www.aberdeenshire.gov.uk/business/businessrates/>

Interested parties should seek advice or make their own enquiries with our Business Rates team on 01346 415824 or business.rates@aberdeenshire.gov.uk.

Planning:

It is understood that the premises currently has permission for use within Use Class 4 (Business) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. However, it is the ingoing tenants responsibility to ensure the subjects are suitable for their purpose. Interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

Rent & Service Charge:

A combined rent and service charge of £36 / sq ft per annum. VAT will be chargeable on the rent and service charge.

The service charge includes cleaning of common areas and offices, electricity usage, meeting room access, car parking and grounds maintenance, building insurance and maintenance.

The rent and service charge are set for a period of 12 months with an annual fixed 5% increase.

Lease Terms:

Month to Month Lease term with either party having option to terminate at any time by providing one month notice in writing.



Viewing Arrangements:

To arrange a viewing please contact:

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Telephone: 07876 443435

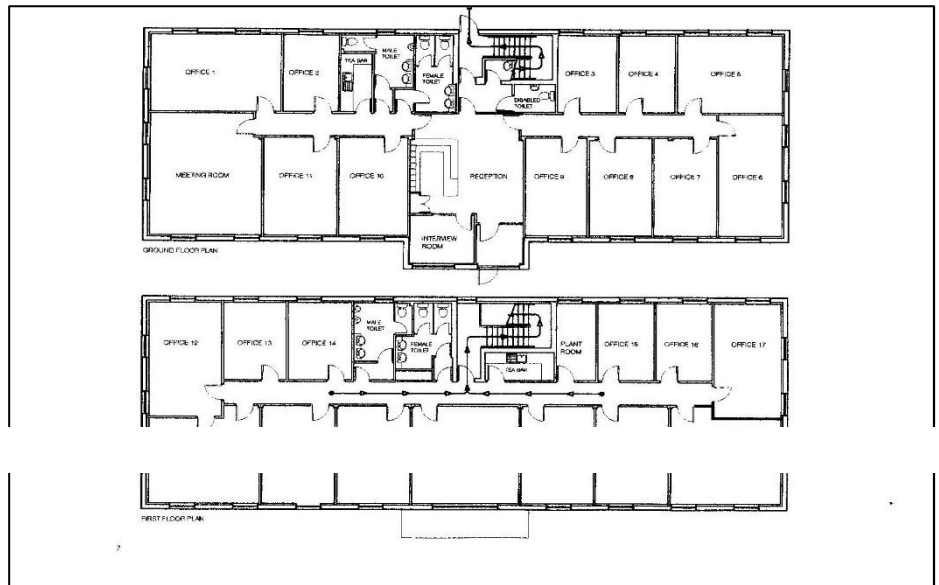
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Floor Plan:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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