

For Sale | Detached office building extending to 15,019 sq ft (1,395 sq m) sitting on a 1.47-acre site with redevelopment potential for alternative uses

CBRE

Peregrine House

Mosscroft Avenue, Westhill, Aberdeenshire, AB32 6JQ

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Location

The subjects are located on Mosscroft Avenue, Westhill which is located approximately 8 miles west of Aberdeen city centre. Recognised as a centre of excellence for sub-sea engineering the property is accessible via the Straik Road, the A944 & the B9119, providing dual carriageway access into Aberdeen. The subjects also benefit from nearby access to the AWPR via the Kingswells junction which connects Westhill to the north and south of the city.

Surrounding occupiers in the vicinity include, Total Energies, SubSea 7, Halliburton, IKM Testing, Donaldsons Timber, Boskalis and Technip FMC. Westhill benefits from a wide range of operators including M&S, Tesco, Costco Starbucks and in close proximity to the subjects are located the Broadstraik Inn and Hampton By Hilton.

Description

The subjects comprise a modern detached three-storey office building of timber frame construction having external walls of synthetic granite and rendered concrete block under a pitched and concrete tiled roof. Internally, the finish includes timber floors, plasterboard lined walls, acoustic tiled ceilings and mainly timber framed double-glazed windows. There is a gas-fired radiator central heating system which is supplemented by individual air conditioning units in some rooms. There is an 8-person passenger lift serving all floors, with male, female and disables toilets.

The accommodation comprises mainly cellular offices but with some open plan office space staff accommodation, training room and gas fired central heating with supplementary air conditioning units.

Accommodation

Description	Sq M	Sq Ft
Ground Floor	479.60	5,162
First Floor	437.20	4,707
Second Floor	478.40	5,150
Total	1,395.20	15,019
Total Site Area	5,934.91	1.47 (acres)

Car Parking

The property benefits from 84 dedicated car parking spaces.



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For Sale

Price

We are seeking offers in the region of £750,000, exclusive of VAT for our clients Heritable Interest (Scottish Equivalent of English Freehold).

Adjacent site

The adjacent site, named Osprey House is also currently available by way of separate negotiation. Occupying a total site area of approximately 1.89 acres, the office and industrial premises extends to 18,141 sq ft (1,686.60 sq m)

Rating Assessment

The current rateable value as of 1st April 2023 is outlined below:

Reference	Rateable Value	Approximate Rates Payable
VR89234	£276,000	£144,624

Planning & Alternative Uses

It is our understanding that the subjects benefit from Class 4 consent. The site is zoned as "Business Land" in the adopted Aberdeenshire Local Development Plan 2023. Alternative uses may be appropriate where they benefit the local community, respect the character of the area and are compatible with nearby uses. In recent years, neighbouring sites have been redeveloped for hotel and residential uses and we believe the site is suitable for alternative uses. Any interested party should contact Aberdeenshire Council’s Planning Department at [Planning and building - Aberdeenshire Council](#)

VAT

All figures stated are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs in relation to the transaction. The purchaser will be responsible for any LBTT and Registration Dues if applicable.

Energy Performance Certificate

The property has an EPC of D. Full documentation can be provided to interested parties upon request.

Anti-Money Laundering

In accordance with HMRC and RICS guidance, we as property agents are required to undertake AML on both our clients and any counter party transaction. Accordingly, personal, and or detailed financial and corporate information will be required prior to any transaction concluding.

Viewings & Further Information

For any further enquiries, please contact the sole property agents as listed over sheet.



Osprey House, Mosscroft Avenue, Westhill, Aberdeenshire, AB32 6JQ

For Sale

Peregrine House

Ground Floor 5,162
1st Floor 4,707
2nd Floor 5,150
Total 15,019

Osprey House

Office: 12,250 sq ft
Workshop: 5,891 sq ft
Total 18,141 sq ft

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