

Office | To Let

CBRE

Alatas House, Enterprise Drive

Ground floor office accommodation extending to 491.83 sq m (5,294 sq ft) with car parking

Enterprise Drive
Westhill
Aberdeenshire
AB32 6TQ



Location

Westhill is a popular satellite town located approximately 7.5 miles west of Aberdeen City Centre and is widely recognised as a global centre of excellence for subsea engineering. It is easily accessible from the A944 and the B9119, providing dual carriageway access to Aberdeen. The location also benefits from easy access to the Aberdeen Western Peripheral Route (AWPR) via the Kingswells Junction, improving connectivity to the north and south of the city.

Surrounding occupiers include Technip FMC, SLB, Subsea 7, Total Energies, Proserv and Boskalis. There are also excellent amenities within close proximity including Starbucks, Greggs, McDonald's, Tesco, Costco, Hampton by Hilton, Holiday Inn and Westhill Shopping Centre where a number of local and national retailers can be found including M&S Food, Costa and Subway.

Description

The property benefits from a well-presented shared entrance vestibule. Internally, the ground floor accommodation has recently been refurbished and benefits from raised access flooring and comfort cooling throughout. The current configuration comprises open plan office space with a number of individual offices and/or meeting rooms around the perimeter of the floor plate. The accommodation also benefits from shared WC and tea prep facilities.

There is potential to split the accommodation to accommodate smaller requirements.

An ingoing occupier will benefit from the use of 15 car parking spaces providing an excellent car parking ratio. Further car parking spaces may be available via separate negotiation.

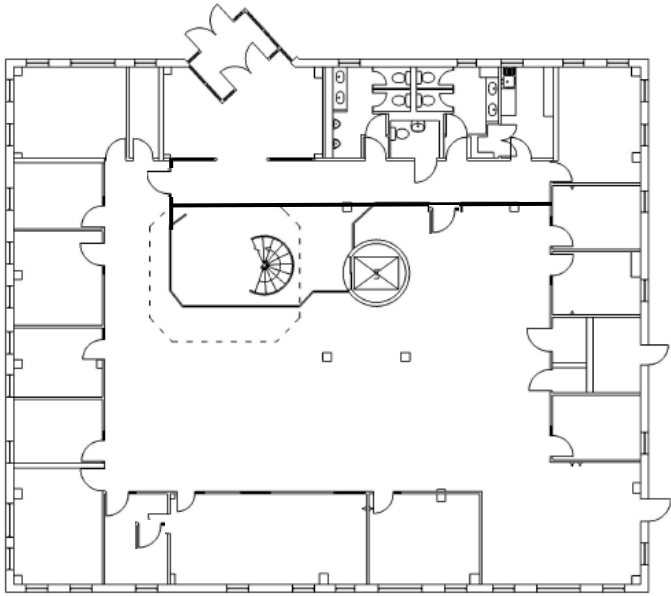
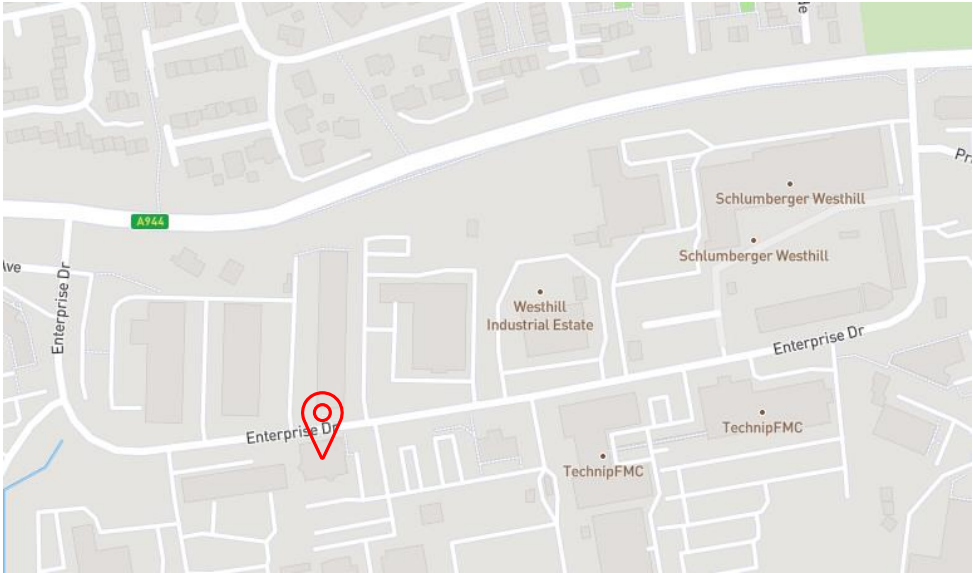
Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal basis (NIA) and extend to the following approximate floor areas:

Description	Sq M	Sq Ft
Ground Floor	491.83	5,294

Lease Terms

Our client is seeking to lease the subjects on Full Repairing and Insurance terms for a period to be agreed.



*Indicative floor plan only

Rent

£74,116 per annum (£14.00 per sq ft), exclusive of VAT.

Service Charge

A service charge will be introduced for the maintenance, servicing and repair of the internal and external common parts of the building. Any ingoing occupier will be liable for their pro-rata share. An estimate can be provided on request.

Rateable Value

The current Rateable Value for the property, effective 1st April 2023 is:

Floor	Rateable Value	Approx. Rates Payable
Ground Floor	£70,064	£38,815*

*car parking will require to be separately assessed.

VAT

All figures stated are exclusive of VAT.

Energy Performance Certificate (EPC)

The property has an EPC rating of B17. Full documentation can be provided on request.

Legal Costs

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

Anti-Money Laundering (AML)

In accordance with HMRC and RICS guidance, we as property agents are required to undertake AML checks 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



CBRE Limited
1MSq, Marischal Square
Broad Street
Aberdeen
AB10 1BL

Craig Coll

craig.coll@cbre.com
07876 813559

Amy Tyler

amy.tyler@cbre.com
07741 382946

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.co.uk

Confidential & Proprietary | © 2025 CBRE, Inc.

CBRE