

TO LET

6A PEREGRINE ROAD

Westhill Business Park, AB32 6JL



37 Albyn Place
Aberdeen
AB10 1YN

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DESCRIPTION

Unit 6A comprises a single-storey, semi-detached pavilion-style office building. The building contains office accommodation, alongside a small laboratory space within the premises.

The property is rectangular in shape, with two projecting corridors to the rear. Internally, the office accommodation is currently cellular in nature, with a wide central corridor incorporating the reception area. Alongside a number of smaller private offices, the suite also includes a small lab area, together with dedicated meeting room and boardroom facilities. The property further benefits from two tea-prep areas and a kitchen.

The internal office specification is as follows:

- Suspended acoustic tiled ceiling
- Carpet tile flooring
- Equipped lab space for equipment testing
- Male and female toilets
- A mix of LED panels and Cat 2 fluorescent tube lighting
- Painted plasterboard walls forming the cellular office layout
- Perimeter Trunking
- Comfort cooling system throughout
- Wet-heating system

There are 30 dedicated car parking spaces to the front of the building which are demised to 6A.

The property is set to be refurbished following the exit of the current tenant. This will provide a more open-plan, modern office space.

ACCOMMODATION

The below areas have been measured and calculated on a net internal area basis in accordance with the RICS code of measuring practice 6th edition.

FLOOR AREA	SQ FT	SQ M
Office	4,944	459.31
Lab	431	40.04
TOTAL	5,375	499.35

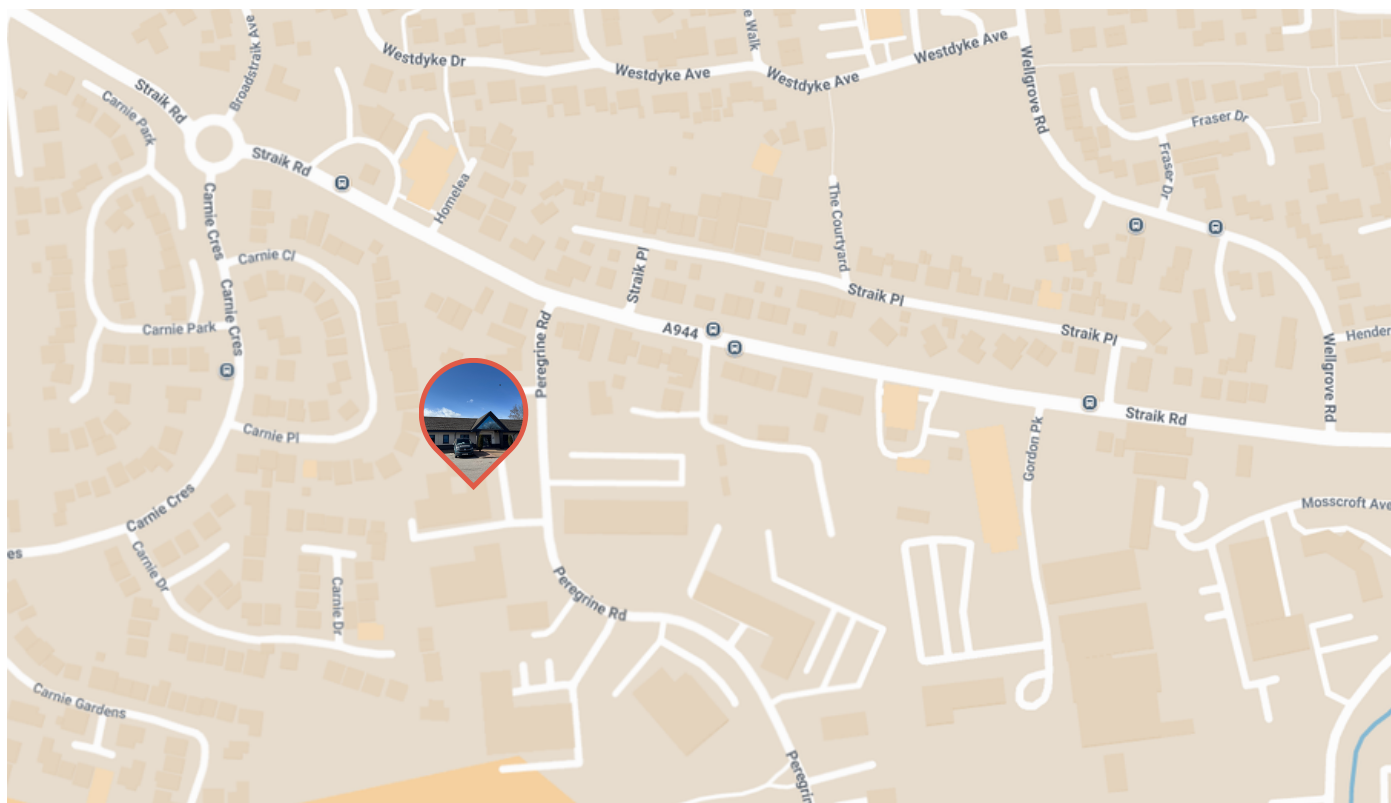


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LOCATION

ENERGY PERFORMANCE CERTIFICATE (EPC)

VAT

LEASE TERMS

LEGAL COSTS

RENT

ANTI-MONEY LAUNDERING

VIEWINGS & FURTHER INFORMATION

CONTACTS

Ben Clark

Dan Smith

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