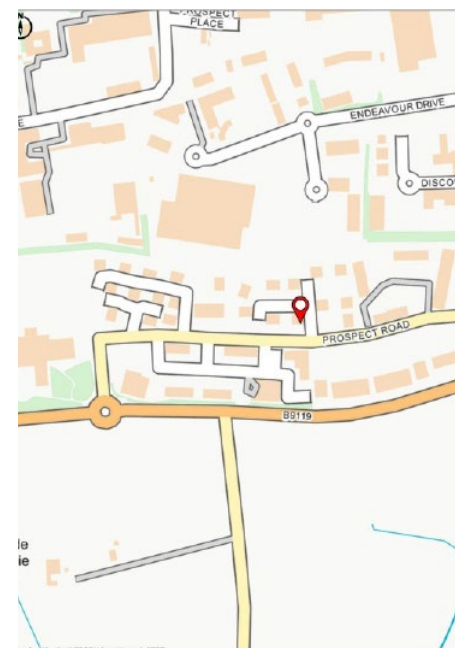




**18 Abercrombie Court, Prosepct Road, Westhill,
Aberdeenshire, AB32 6FE**

- Total office space: 111.48 sq. m (1,200 sq. ft)
- 5 Exclusive car parking spaces
- Finished to a high standard



LOCATION

The property occupies a prominent site fronting onto Prospect Road, within the Abercrombie Court Business Park, Westhill which lies some 6 miles west of Aberdeen. Major occupiers within Westhill include; Subsea 7, Total, Boskalis together with a Tesco and Costco within the immediate vicinity.

DESCRIPTION

The suite comprises a regular shaped office originally open plan with painted plaster walls, acoustic tiled ceiling with modern light fittings, double glazed UPVC windows, comfort cooling and raised access floors. A small kitchen area is provided and male and female toilets are located on the ground floor shared with the lower suite. There is an electric comfort cooling system in situ.

ACCOMMODATION

The property provides the following accommodation measured on a net internal area (NIA) basis:

ACCOMMODATION	Sq. m.	Sq. ft.
First Floor	111.48	1,200

CAR PARKING

5 marked car parking spaces adjacent to the building.

RENT

£18,000 p.a. exclusive.

LEASE TERMS:

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

RATING:

The property is currently split into two different entries.

Net & Rateable Value - £9,100

Net & Rateable Value - £8,700

The Uniform Business Rate for the year 2024/25 is 49.8p in the Pound. This property may qualify for a 100% reduction under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

(EPC):

The subjects have a current Energy Performance Certificate of B.

VAT:

All figures quoted are exclusive of value added tax.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the preparation of the lease with the incoming tenant liable for LBTT and registration dues in the normal manner.

VIEWING:

To arrange a viewing or for further information, please contact the sole letting agents.

To arrange a viewing please contact:



Euan Rolland
Chartered Surveyor
euan.rolland@g-s.co.uk
07825 875 303



Chris Ion
Partner
chris.ion@g-s.co.uk
07717 425 298

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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