

For Sale | Detached office and industrial facility extending to 18,141 sq ft (1,686.60 sq m) sitting on a site of 1.89 acres with redevelopment potential for alternative uses

CBRE

Osprey 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 detached three-storey office building of timber frame construction with adjoining workshop accommodation. Internally, the office accommodation provides predominantly cellular space with fluorescent strip lighting and perimeter trunking throughout the property. The offices have gas fired central heating with supplementary air conditioning units.

The industrial element of the property, which is of steel portal frame construction with concrete block walls and a harled exterior, provides an eaves height of 5 meters across 2 store areas and 4 roller shutter doors which have a clearance height of 4.5 meters.

Accommodation

Description	Sq M	Sq Ft
Ground Floor Office	656.60	7,056
First Floor Office	245.40	2,641
Second Floor Office	237.20	2,553
Ground Floor Store	311.40	3,351
First Floor Store	236.00	2,540
Total	1,686.60	18,141
Yard / Car Park	1,848	19,899
Approximate Site Area	7,639.23	1.89 (acres)



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Yard / Car Parking

The property benefits from 50 dedicated car parking spaces that can also be used as a yard.

Price

We are seeking offers in the region of £900,000, exclusive of VAT for our clients Heritable Interest (Scottish Equivalent of English Freehold).

Rating Assessment

The property is entered in the assessors roll as a larger entity and will require to be split upon occupation. Further details are available upon request.

Planning

It is our understanding that the subjects benefit from a Classes 4, 5 and 6 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.

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.



Energy Performance Certificate

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

Viewings & Further Information

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

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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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