

**Refurbished Industrial  
& Office  
Accommodation**

Peregrine Road | Westhill | AB32 6JL

**TO LET**

**Warehouse**  
10,014 SQFT (930.33 SQM)

**Office**  
11,076 – 20,234 SQFT (1,028.99 – 1,879.80 SQM)

**TOGETHER**  
10,014 – 30,248 SQFT (930.33 – 2,810.13 SQM)

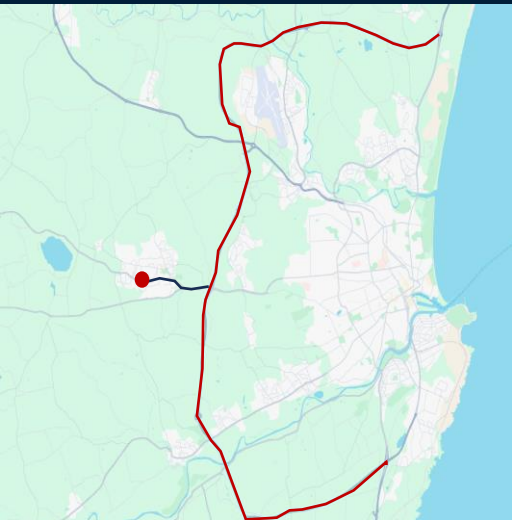


## LOCATION

The property is located on Peregrine Road, Westhill, situated approximately 8 miles west of Aberdeen. Westhill has established itself as a global centre of excellence for engineering and subsea sectors and has traditionally boasted low vacancy rates.

The Aberdeen Western Peripheral Route (AWPR) is less than two miles east of the property, connecting Westhill to the north and south of Aberdeen and beyond.

Surrounding occupiers include Halliburton, IKM, Boskalis, Total, Acteon and Donaldson Timber. Surround amenities include Costco, Tesco, M&S, McDonalds, Greggs and Starbucks.





### Peregrine House

**10,014 sq.ft – 30,248 sq ft (930.33 – 2,810.13 sq m)**

Peregrine House offers several potential opportunities with both office and warehouse accommodation available in various combinations. The property is currently under significant refurbishment, following which will offer impressive warehouse space, with a large yard.

#### SPECIFICATION

- Steel portal frame construction
- Insulated profiled cladding
- High level windows providing natural light to warehouse
- High bay LED lighting
- Two Electric roller shutter doors
- Large secure yard / dedicated car parking

\*please note the images used have been created using CGI

### Warehouse

**10,014 sq ft (455 sq m)**

The warehouse comprises industrial accommodation with two mezzanine levels and staff welfare. The additional office accommodation shown can be included.

	SQ FT	SQ M
Warehouse & Welfare	7,351	682.93
Mezzanine	2,663	247.40
Yard / Car Park	35,000	

### Office Accommodation

**20,234 sq ft (434 sq m)**

The office accommodation can be leased as part of the industrial warehouse, or in isolation.

	SQ FT	SQ M
Office & Welfare	11,076	1,028.99
Office extension	9,158	850.80

## AN INTERESTING OPPORTUNITY AWAITS



The industrial warehouse can be leased on its own, along with a significant secure yard, or with part or whole of the office accommodation. Equally the office accommodation can be leased in isolation in various combinations.

Further information, including architect drawings, CGI's and space plans are available upon request.

Please note the attached imagery are for illustrative purposes only.



Under Construction

## TERMS

On application,  
dependent on  
space  
requirements

## VAT

All figures quoted  
are exclusive of  
VAT

## EPC

Available  
upon  
request

## Entry

From end of  
Q2 2026

## BUSINESS RATES

The property currently forms part of  
a larger entry into the Valuation Roll.  
An estimate can be provided upon  
request.

## ALL ENQUIRIES



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- Particulars dated March 2026. Photographs dated March 2026.