

HIGH QUALITY OFFICE ACCOMMODATION

- > TO BE FULLY REFURBISHED AND UPGRADED
- > TARGET EPC A RATING
- > OPEN PLAN OFFICE SUITES CAPABLE OF SUB-DIVISION
- > COMPETITIVE RENTAL PACKAGES

TO LET

6 WESTPOINT, PROSPECT ROAD, WESTHILL, ABERDEENSHIRE, AB32 6FE

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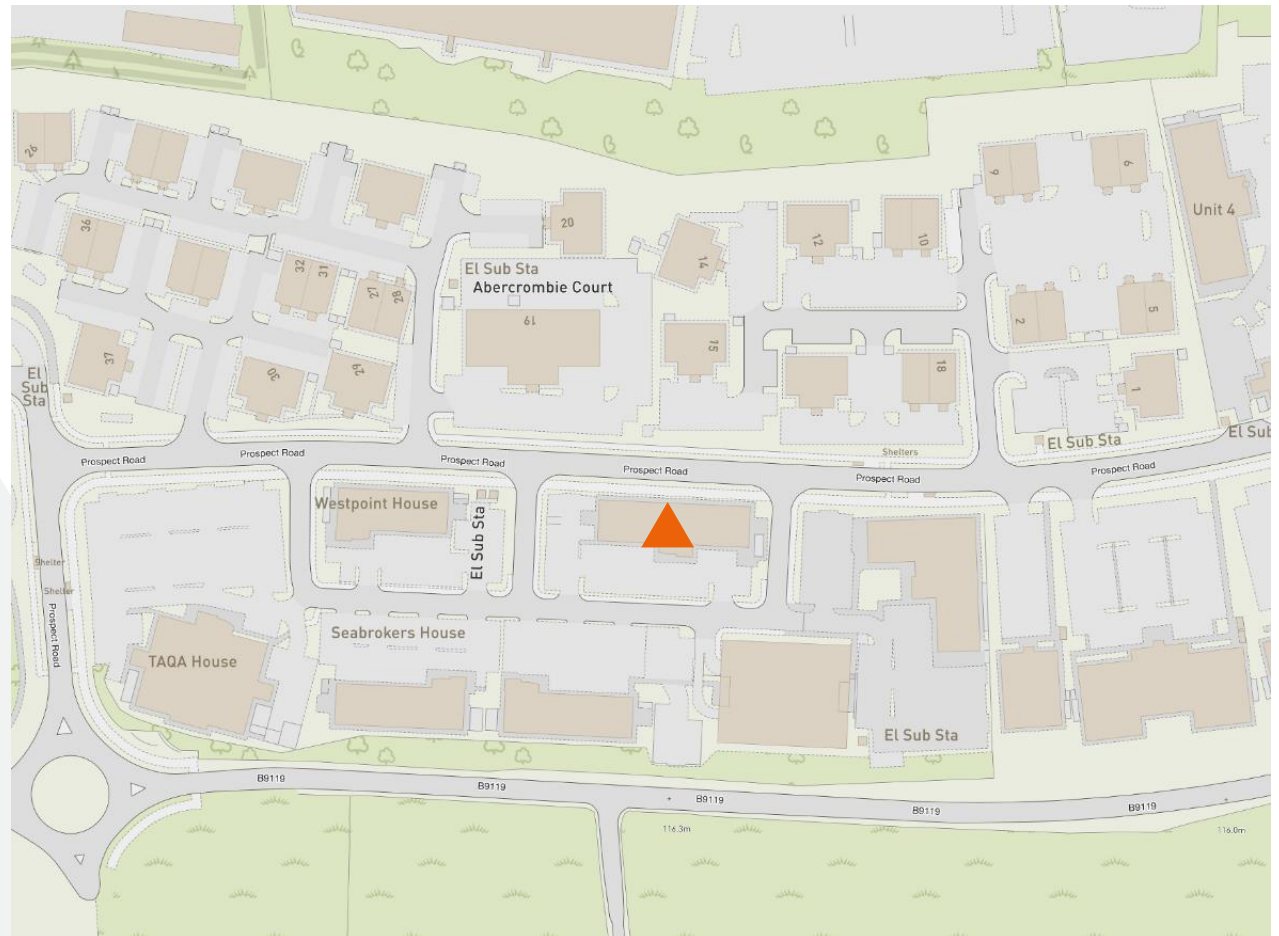


6 Westpoint – Fully refurbished and upgraded office accommodation with a target EPC rating of A. Open Plan Fitted Space Available.

LOCATION

The subjects are accessed from Prospect Road within the popular business location of Westhill. Westhill is located approximately six and a half miles from Aberdeen City Centre with the location being home to a number of global energy sector occupiers. The area has been further enhanced due to the completion of Aberdeen Western Peripheral Route ensuring that the area has excellent transportation links to all parts of the City and the Scottish Motorway Network.

Occupiers within Westhill include Total, Subsea 7, Technip, Boskalis, Borr Drilling and Kongsberg. Westhill is well served with amenities to include M&S, Tesco, Costa, Starbucks and The Holiday Inn.



ACCOMMODATION

The overall building will be split into various suites but can be combined to provide space up to 16,90.4 sqm (18,196 sqft)

GROUND FLOOR

ACCOMMODATION	m ²	ft ²
Suite A	290	3,122
Suite B	267	2,874
TOTAL	557	5,996

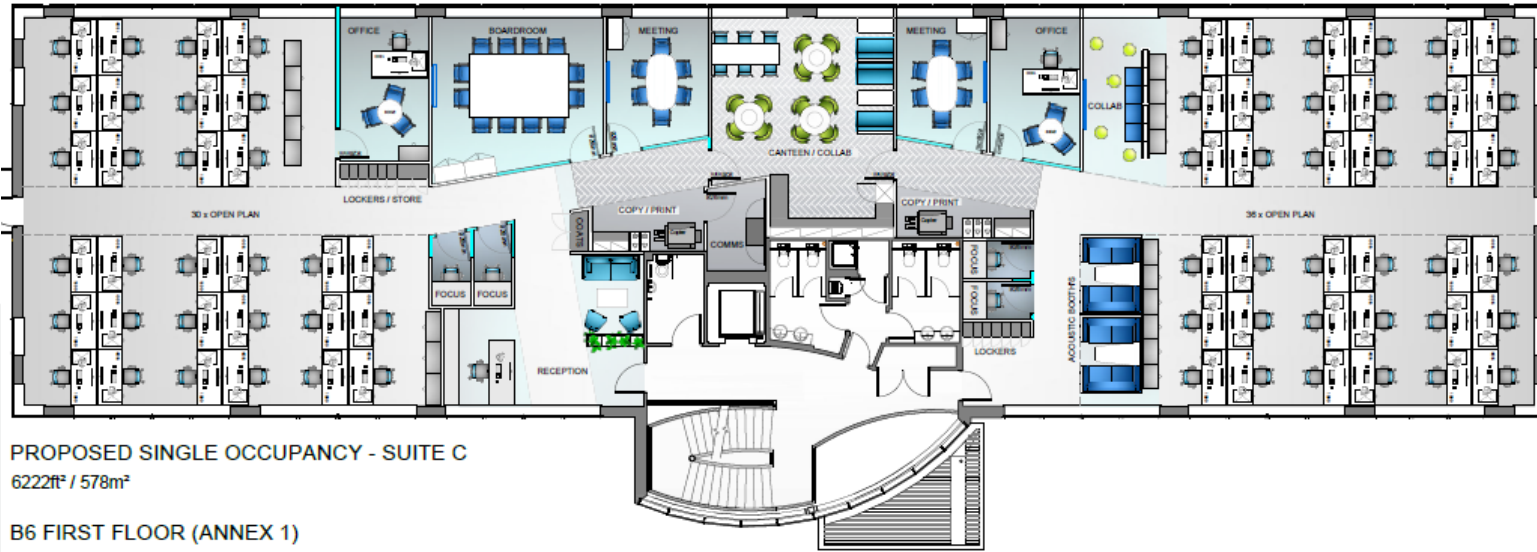
The above floor areas have been calculated on a Net Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice (6th Edition)



FIRST FLOOR

ACCOMMODATION	m ²	ft ²
Suite C	578	6,222

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SECOND FLOOR

ACCOMMODATION	m ²	ft ²
Suite D	555.4	5,978

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CAR PARKING

There are 52 on-site car parking spaces associated with the premises providing a good parking ratio of 1:345 sqft.

DESCRIPTION

The refurbished accommodation includes:

- > Refurbished double height modern reception
- > Floor to ceiling height of 2.7 metres
- > Upgraded Air Conditioning System
- > Raised access floors
- > Suspending ceiling with LED Lighting
- > Ready to occupy office accommodation
- > DDA complaint passenger lift
- > Male, female and accessible toilet facilities and showers on each level

LEASE TERMS

Long term and short-term opportunities are available in respect of the premises with further information available upon request.

RENT

Upon application

BESPOKE PROPOSALS

The premises can be offered in a manner to suit an occupier with all-inclusive rentals, furnished options or short lease options being available with further information available upon request.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £280,000 from April 2023.

A rates estimate of individual suites can be provided to interested parties upon request.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a target Energy Performance Rating of A.

Further information and a recommendation report is available to seriously interested parties upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction with the incoming tenant being responsible for any LBTT and Registration Dues etc.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
Mark McQueen, mark.mcqueen@shepherd.co.uk

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