

To Let



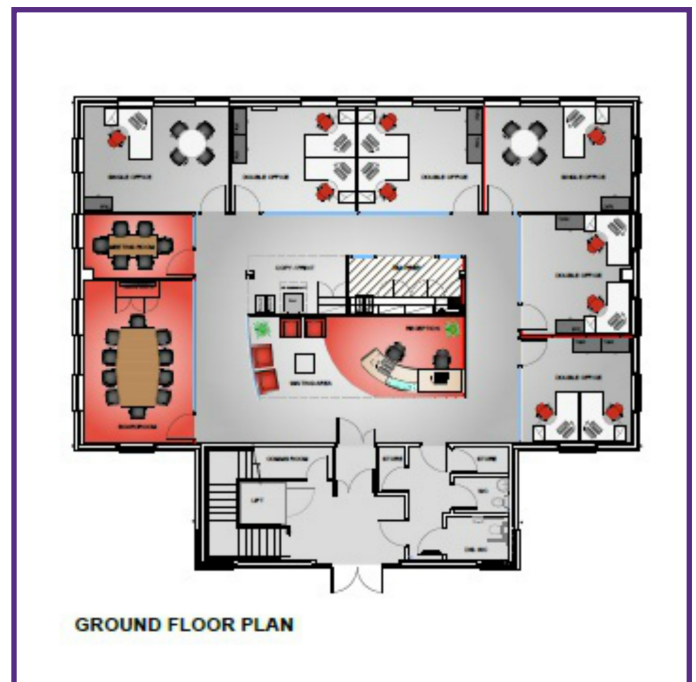
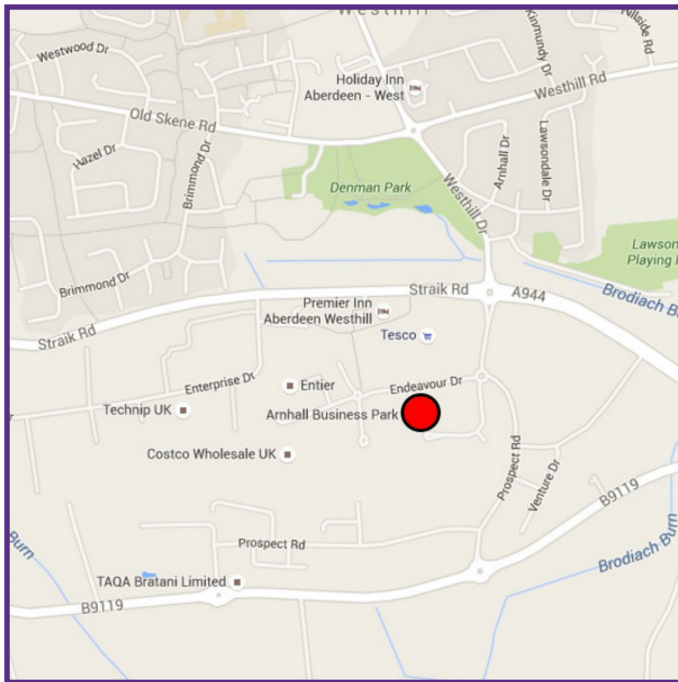
Unit 29
Abercrombie Court
Arnhall Business Park
Westhill
Aberdeenshire
AB32 6FE

232.11 sq.m (2,498 sq.ft)



FG Burnett

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Location

Situated around 6 miles west of Aberdeen, Westhill has a catchment population of 500,000 people within a 1 hour drive time. The available accommodation is situated within Abercrombie Court, a development by Gladman Developments Limited, which was completed in 2012 and forms part of the wider commercial offering within the suburb.

Abercrombie Court is easily accessible from the A944 and the B9119, providing dual carriageway access straight to Aberdeen. It is also well positioned to benefit from the Aberdeen Western Peripheral Route (AWPR) which is currently under construction with a completion date of 2018.

A wide range of amenity can be found close by including a Tesco Superstore, Costco, Premier Travel Inn, Holiday Inn and the Westhill Shopping Centre, anchored by Marks & Spencer food store.

Neighbouring office occupiers include TAQA, Seabrokers, Subsea 7, Fairfield Energy and Technip.

The location can be found on the plan above, which has been provided for indicative purposes only.

Description

The available accommodation comprises the ground floor within a two storey, self-contained, detached office building of steel frame and concrete block construction and which benefits from a modern specification including the following:-

- A high quality modern fit out providing a mix of open plan and cellular office accommodation.
- Suspended ceilings with recessed LG7 compliant light fittings.
- Full raised access floors.
- Comfort cooling cassettes.
- WC facilities.
- Lift access (ensuring DDA compliance).
- Intruder alarm.
- Fully carpeted office areas and tiled lobbies.

In addition, there are 8 designated on site car parking spaces (including 1 disabled space) and two exclusively demised areas of ground.

Floor Areas

The following areas were measured in accordance with The RICS Property Measurement Professional Statement (1st Edition 2015): -

Ground Floor	232.11 sq.m	(2498 sq.ft)
Limited Use Area	4.89 sq.m	(53 sq.ft)

Rent

On application.

Service Charge

The incoming tenant will be responsible for a service charge in relation to the maintenance, repair, servicing and management of the common parts of the building and development. A budgeted service charge can be provided to the interested parties on application.

Rateable Value

The premises will be required to be assessed for rating purposes.

Term

Flexible terms are available.

Entry

15th November 2016.

EPC

The building benefits from an EPC rating of B.

VAT

VAT will be payable at the standard rate on all monies due under the lease.

Legal Costs

Each party will bear their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues applicable.

Viewing & Offers

Viewing is strictly by arrangement with the sole letting agents to whom all offers should be submitted in Scottish Legal Form.

Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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