

NEWLY REFURBISHED MODERN HIGH SPECIFICATION OFFICE 5 CAR PARKING SPACES



TO LET

GF, Unit 2, Abercrombie Court

Arnhall Business Park, Westhill, Aberdeenshire, AB32 6FE | 96 sq.m (1,033 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK

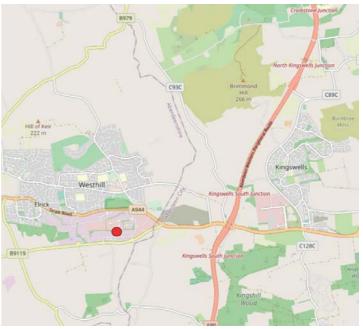
¥ in





ARNHALL BUSINESS PARK, WESTHILL, AB32 6FE





Dependent on the term and covenant

Any ingoing tenant will have the right to

appeal the Rateable Value and may also be entitled to relief from rates under the

VAT will be payable at the standard rate

Each party will be responsible for their

various schemes currently available.

Flexible lease terms available.

B. Copy available on request.

on all monies due.

own legal costs incurred.

On conclusion of legal missives.

in accordance with IPMS3 and

96 sq.m

approximate area derived:-

The property has been measured

Will require to be reassessed on

offered by the tenant.

occupation.

LOCATION

Westhill is situated approx. 6 miles west of Aberdeen City Centre and is widely recognised as a global centre of excellence for subsea engineering. The town has been subject to significant commercial development in recent years and is well served by local amenities including the recently expanded Westhill Shopping Centre and the 86-bed Holiday Inn.

The building is located in Abercrombie Court, a development which completed in 2012. The development is situated adjacent to the A944 and is well positioned to benefit from the Aberdeen Western Peripheral Route.

DESCRIPTION

The accommodation comprises a ground floor suite contained within a two storey, self-contained, semi-detached office building of steel frame and concrete block construction, which benefits from a modern, fully refurbished specification to include:-

- Suspended ceilings with recessed LG7 lighting
- Full raised access floors
- Comfort cooling/heating cassettes
- WC facilities
- Lift access (DDA compliant)
- Intruder alarm
- Fully carpeted with tiled entrance lobby

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

GRAEME NISBET

- t. 01224 597532
- e. graeme.nisbet@fgburnett.co.uk

JONATHAN NESBITT

- t. 01224 597531
- e. jonathan.nesbitt@fgburnett.co.uk

PROPERTY DETAILS

Rent

Rateable Value

Rates Detail

Lease Terms

Legal Costs

Floor Areas

EPC

VAT

Entry

Total

FGBURNETT.CO.UK

1,033 sq.ft

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. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.