



NEWLY REFURBISHED MODERN HIGH SPECIFICATION OFFICE
5 CAR PARKING SPACES



FG Burnett



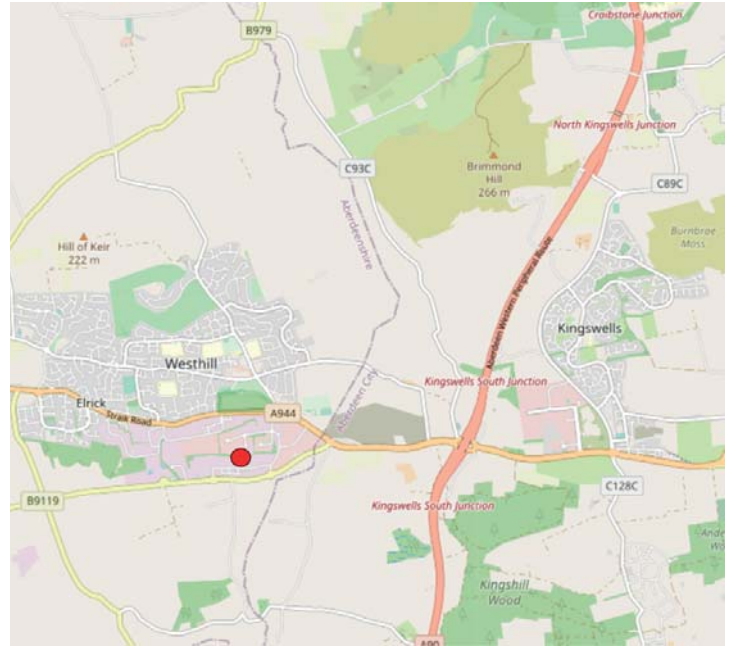
TO LET

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

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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

PROPERTY DETAILS

Rent	Dependent on the term and covenant offered by the tenant.	
Rateable Value	Will require to be reassessed on occupation.	
Rates Detail	Any incoming tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available.	
Lease Terms	Flexible lease terms available.	
EPC	B. Copy available on request.	
VAT	VAT will be payable at the standard rate on all monies due.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
Entry	On conclusion of legal missives.	
Floor Areas	The property has been measured in accordance with IPMS3 and approximate area derived:-	
Total	96 sq.m	1,033 sq.ft

VIEWING & OFFERS

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

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