

# To Let



## Industrial Unit Refurbished Unit in Established Industrial Estate

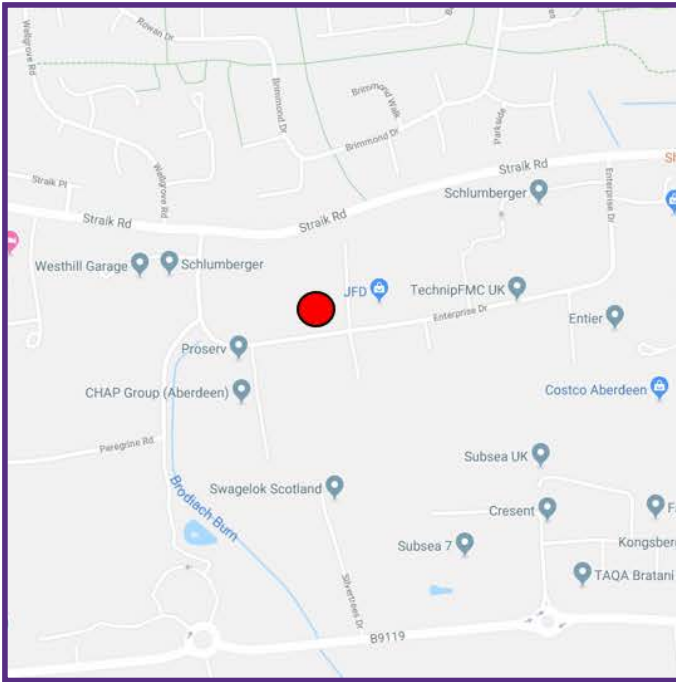
Unit 10  
Westhill Industrial Estate  
Aberdeen  
AB32 6TQ

468.5 sq.m (5,043 sq.ft)



**FG Burnett**

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### Location

Westhill is located approximately 8 miles to the West of Aberdeen City Centre on the A944. It is one of the City's satellite towns with a population in excess of 10,000.

The area has excellent transport links with the A944 linking Westhill not only to the AWPR but also to Aberdeen's arterial road and the wider trunk road networks. Aberdeen Railway Station is part of the main East Coast Line with regular daily services to all UK cities. The City's Airport is located at Dyce, approximately 6 miles to the North of the City Centre.

This unit is situated at the west end of Enterprise Drive within Westhill Industrial Estate. Nearby occupiers include TechnipFMC, Schlumberger, Chap Construction, JFD Ltd and Rever Offshore.

### Description

An end terraced unit. This unit is arranged around a central service yard and parking area and is of steel portal frame construction, the external walls are of rendered block-work to a height of approximately 2m with profile metal cladding above. The roof incorporates inset translucent panels providing a good level of natural daylight. The unit benefits from the following specification:-

- Minimum eaves height of 5.6 metres rising to 6.6 metres.
- Two storey office accommodation.
- Concrete floors with aluminium framed windows to the front of the unit.
- 2 x 4.75 m high electric roller shutter doors.
- Mains drainage, water and gas.
- Two separate WCs.
- Car parking to the front of the unit with a large yard to the rear.
- Craneage.

### Floor Areas

Warehouse	348.4 sq.m	(3,751 sq.ft)
Ground Floor Office	62.3 sq.m	(670 sq.ft)
First Floor Office	57.8 sq.m	(622 sq.ft)
Total	468.5 sq.m	(5,043 sq.ft)

The floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition)

The yard area is approximately 278 sq.m (3,000 sq.ft)

### EPC Rating

The unit has an EPC rating of E. A copy of the EPC and the Recommendation Report can be provided upon request.

### Lease Terms

New Full Repairing and Insuring leases are available on flexible terms subject to negotiation.

### Rent

£50,000 per annum exclusive.

### Service Charge

There is a service charge levied across the estate, the budget for the current year is £0.18 per sq.ft.

### Rateable Value

The unit currently forms part of a larger entry in the Valuation Roll and the Rateable Value will therefore require to be re-assessed on occupation.

### VAT

All figures quoted are exclusive of VAT.

### Legal Costs

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues applicable.

### Entry

Immediate entry is available on conclusion of legal missives.

### Viewing & Offers

Strictly by appointment with the joint agents.

## 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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# Galbraith



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