

To Let



Newly Refurbished Modern High Specification Office with Car Parking

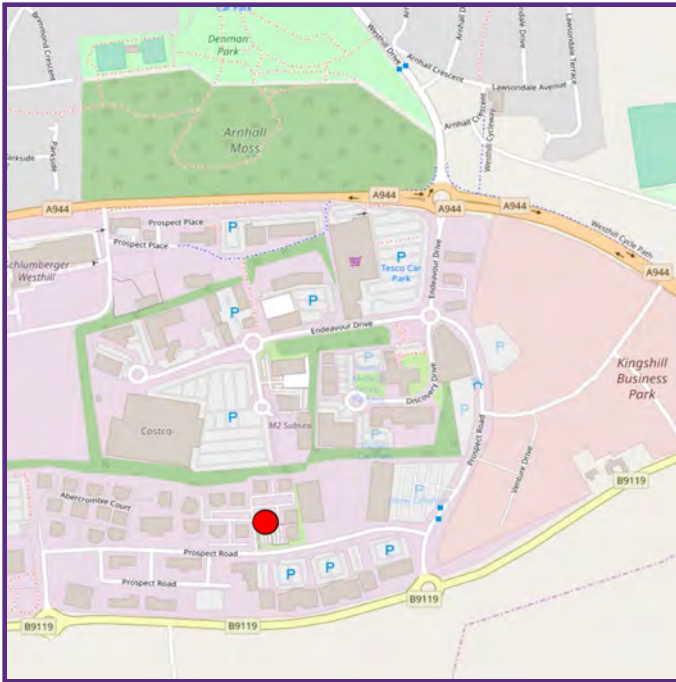
Ground Floor, Unit 2, Abercrombie Court
Arnhall Business Park
Westhill
Aberdeenshire
AB32 6FE

96 sq.m. (1,033 sq.ft.)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



In addition, there are 5 designated on-site car parking spaces (including 1 communal disabled space).

Floor Area

96.0 sq.m (1,033 sq.ft)

The property was measured in accordance with International Property Measurement Standards (IPMS 3) (Second Edition).

Lease Terms

The property is available on a new lease for a negotiable duration. Our client is willing to offer flexible terms.

Rent

Rent is dependent on the term and covenant offered by the tenant.

Rateable Value

The suite will require to be reassessed on occupation.

Any new occupier has a right of appeal against the Rateable Value. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from your FG Burnett contact or from the Aberdeenshire Council website (<https://www.aberdeenshire.gov.uk/business/business-rates/>).

VAT

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

EPC Rating

The building has an EPC rating of B.

Legal Costs

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

Entry

On conclusion of legal missives.

Viewing & Offers

Viewing is by arrangement with the sole agent to whom all offers should be submitted in Scottish legal form.

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.

Contact

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