



MODERN HIGH SPECIFICATION OFFICE PAVILION WITH FIT OUT
INCLUDED – 29 CAR PARKING SPACES



FG Burnett



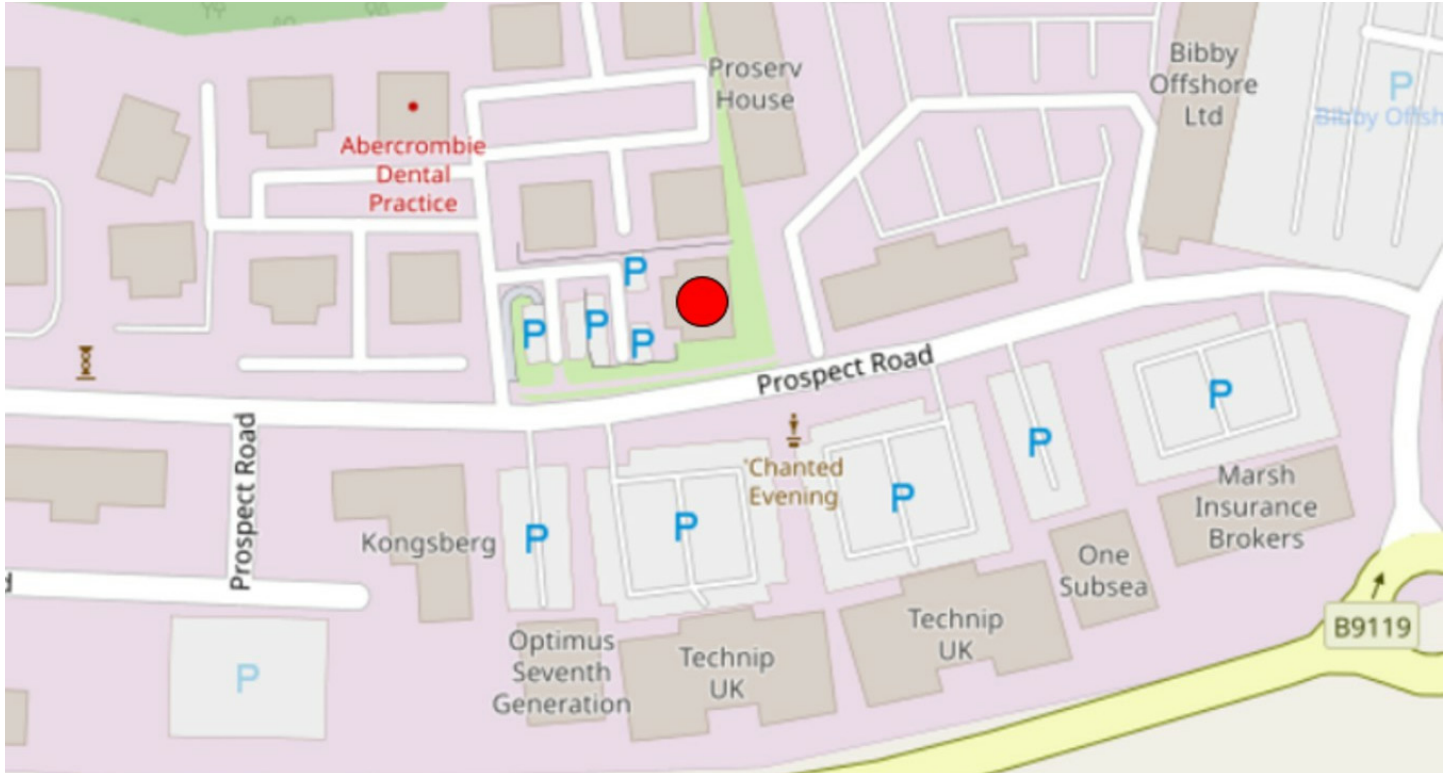
TO LET

1 Abercrombie Court

Arnhall Business Park, Westhill, AB32 6FE | From 232.9 sq.m (2,506 sq.ft) – 483.2 sq.m (5,201 sq.ft)

To request a viewing call us on 01224 572661

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SUBSTANTIAL TENANT FIT-OUT PROVIDING CELLULAR ACCOMMODATION (CAN BE AMENDED TO SUIT AN INCOMING OCCUPIER).

LOCATION

Westhill is situated approximately 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.

The building is located in Abercrombie Court, a commercial office development which completed in 2012. The development is situated in the heart of the commercial activity adjacent to the A944. It is therefore well positioned to benefit from the Aberdeen Western Peripheral Route linking the north and south of the City.

Surrounding occupiers include Yokogawa, Vulcan Completion Products, Technip, TAQA and Subsea 7.

Drive Times

AWPR (A956 Junction)	3 mins
Aberdeen International Airport	9 mins
Dyce	9 mins
Altens	17 mins
Aberdeen City Centre	20 mins
Aberdeen Train Station	20 mins
Bridge of Don	20 mins
Aberdeen Harbour	23 mins

DESCRIPTION

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

- Substantial tenant fit-out providing cellular accommodation (can be amended to suit an incoming occupier)
- Full raised access flooring with Cat 6 cabling
- Comfort cooling/heating cassettes throughout
- Lift access (DDA compliant)
- Fully fitted Board Room
- Fully fitted kitchen and break out area

There are 29 designated on site car parking spaces – well in excess of similar sized properties (Ratio – 1:180sq.ft.)

FLOOR AREA

The subjects have been measured on a net internal area in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor	232.9 sq.m	2,506 sq.ft
First Floor	250.3 sq.m	2,695 sq.ft
Total	483.2 sq.m	5,201 sq.ft

LEASE TERMS

The existing lease is held on Full Repairing and Insuring terms until 28 September 2023. The current passing rent is £93,600 per annum. Our client's intention is to assign their leasehold interest however sub-leasing in whole or part will be given full consideration. Flexibility is also offered on a sub-lease basis in terms of rent and duration.

SERVICE CHARGE

There is a Development Service Charge payable by the tenant in relation to the maintenance, service and management of common parts of the development. Further details can be provided on request.

RATEABLE VALUE

£107,000.

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

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VAT

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

EPC

E(71)

LEGAL COSTS

Each party will bear their own legal costs. The ingoing occupier will be responsible for any LBTT and Registration Dues.

ENTRY

On conclusion of legal missives.





VIEWING & OFFERS

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



GRAEME NISBET

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

JONATHAN NESBITT

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

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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.