



MODERN HIGH SPECIFICATION GROUND FLOOR OFFICE
5 CAR PARKING SPACES



FG Burnett



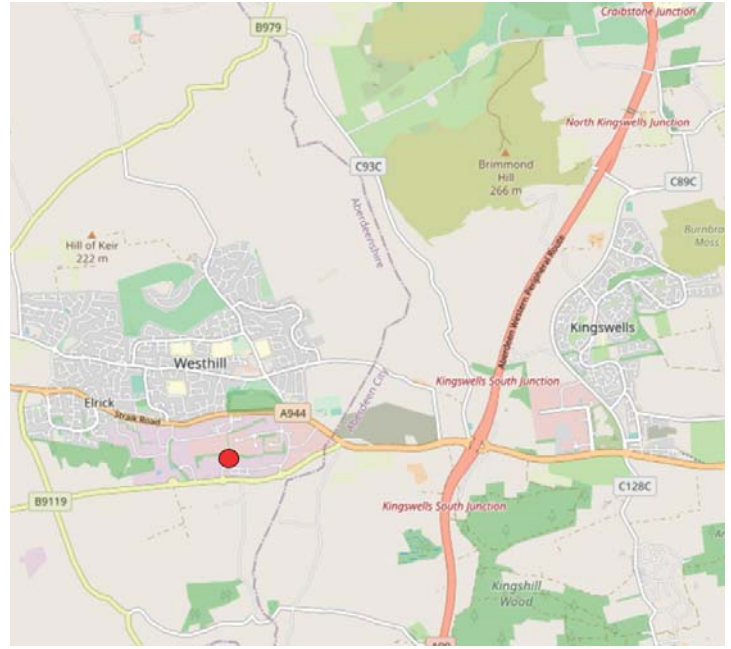
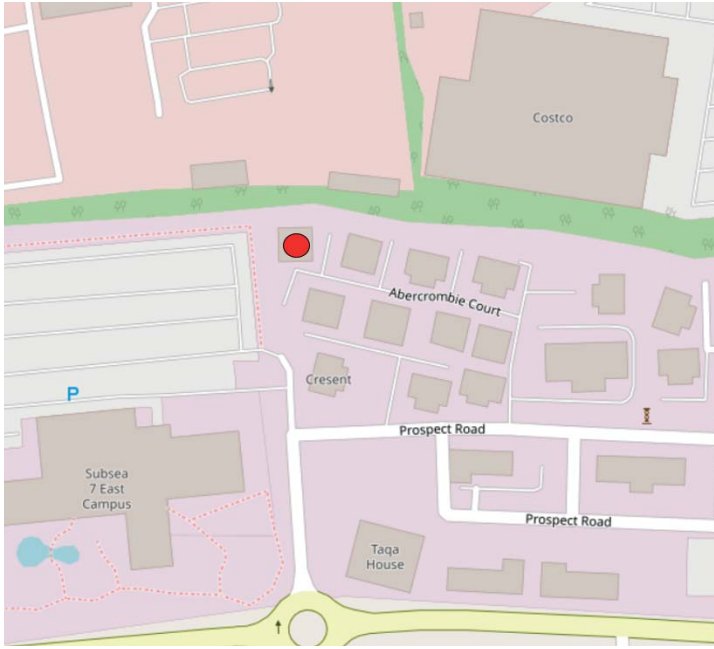
TO LET

GF, Unit 26 Abercrombie Court

Arnhall Business Park, Westhill, AB32 6FE | 95.4 sq.m (1,027 sq.ft)

To request a viewing call us on 01224 572661

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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.

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 benefitting from the AWPR. Surrounding occupiers include Yokogawa, Rigzone, Axis Welltec, TAQA and Subsea 7.

DESCRIPTION

- Self-contained ground floor office suite
- Shared entrance lobby and WC facilities
- Fully refurbished throughout
- Suspended ceiling with recessed LG7 lighting
- Full raised access floors with floor boxes and Cat 6 cabling
- Comfort cooling / ceiling mounted heating cassettes
- Lift access (DDA compliant)
- 5 designated on-site car parking spaces

PROPERTY DETAILS

Rent	£18,000 pa	
Rateable Value	£20,750	
Rates Detail	Any ingoing 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	Full Repairing and Insuring for negotiable duration.	
Service Charge	Service charge applies for the management of the common areas.	
EPC	C. 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 the following approximate area derived:-	
Total	95.4 sq.m	1,027sq.ft

VIEWING & OFFERS

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

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