



AVAILABLE TO LET

Arnhall Business Park

Abercrombie Court, Arnhall Business Park, Westhill, Aberdeenshire AB32 6FE



FG Burnett

Office for rent, 1,178 sq ft, £21,000 per annum

To request a viewing call us on 01224 572661

For more information visit <https://realla.co/m/24999-arnhall-business-park-abercrombie-court>

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Modern High Specification First Floor Office With Car Parking

The accommodation comprises a first floor office suite contained within a two storey, self contained, semi detached office building of steel frame concrete block construction which benefits from a modern fully refurbished specification.

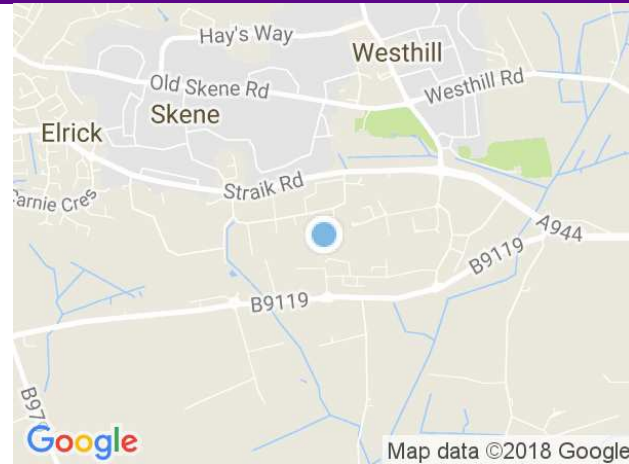
Highlights

- Suspended ceiling with recessed LG7 lighting
- Full raised access floors with floor boxes and Cat 6 cabling.
- Comfort cooling / heating cassettes.
- WC facilities.
- Lift access (DDA compliant)
- Intruder alarm.
- Fully carpeted with tiled shared entrance lobby.

Property details

Rent	£21,000 per annum
S/C Details	There is a development service charge payable by the tenant in relation to the maintenance, servicing and management of the common parts of the development. As the building will be multi occupied an additional service charge will be payable to include the repair of the common areas and also utility costs throughout the building.
Est. rates payable	£24,000 per annum
Rates detail	The Valuation Roll shows a rateable value of £24,000. Any incoming tenant has the right to appeal this Rateable Value.
Building type	Office
Size	1,178 sq ft
VAT charges	VAT will be payable at the standard rate on all monies due.
Lease details	The property is available on a new FRI lease for a negotiable duration. Any lease term in excess of 5 years will incorporate a 5 yearly rent review pattern.
EPC Category	C
EPC	Available on request

Floor	Size sq ft	Rent psf	Total per annum	Status
First	1,178	£17.83	£21,000.00	Available



More information

[Visit microsite](#)

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Contact us

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Quote reference: RENT-24999

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