

To Let



Flexible Open Plan Space with Parking

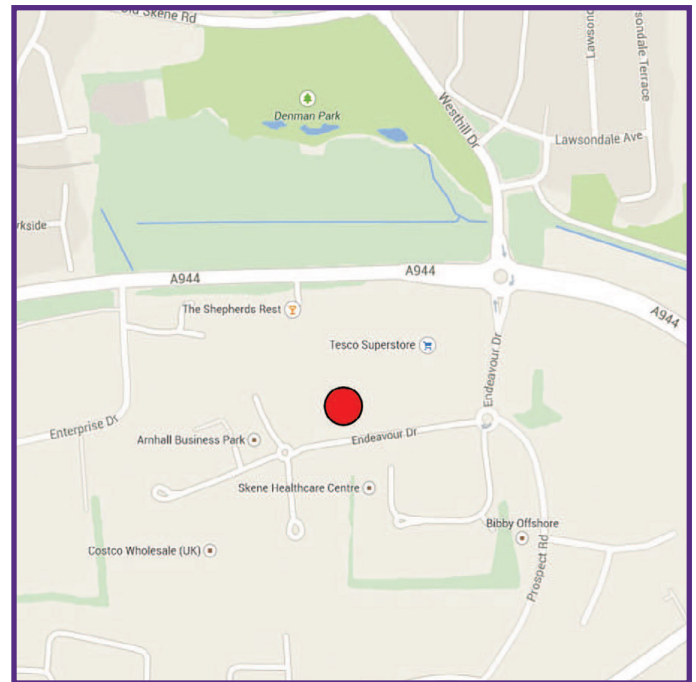
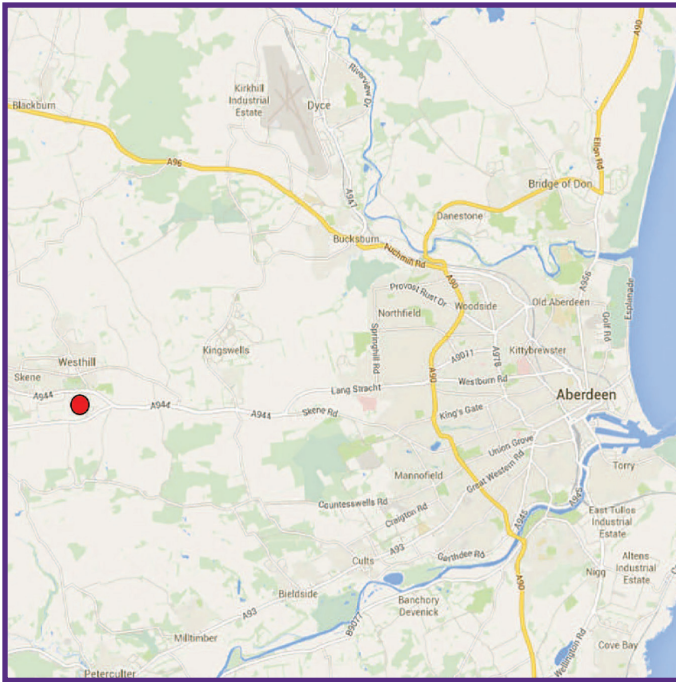
Kingshill House
Arnhall Business Park
Westhill
AB32 6UF

From 744.2 sq.m. (8,010 sq.ft.) to 1,488.6 sq.m. (16,023 sq.ft.)



FG Burnett

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Location

Westhill is home to a thriving business community and hosts many of the world's top Subsea and Oil Services companies. The area has seen huge growth in terms of commercial space in the past few years and continues to expand. Occupier take-up has matched this increased supply, however, good quality office space is still in high demand.

Kingshill House is ideally located off Endeavour Drive which, thanks to recent road upgrades, provides dual carriageway access direct to Aberdeen City Centre. The property is also well positioned to benefit from the Aberdeen Western Peripheral Route (AWPR), the construction of which is due to commence in 2014.

Description

The available accommodation comprises the first and second floors of a detached, custom built, three storey office building of steel portal frame construction, occupying a prominent position within Arnhall Business Park.

Internally, the subjects provide predominantly open plan office space, supplemented by a number of private offices and meeting rooms. The accommodation benefits from comfort cooling, acoustic tiled ceilings with inset Cat 2 lighting and perimeter network and data points. There is a passenger lift serving all floors as well as male, female and disabled toilets in the central core.

Whilst it is our clients strong preference to lease as a whole, consideration will be given to letting on a floor by floor basis.

Floor Area

First Floor	744.2 sq.m	8,010 sq.ft
Second Floor	744.4 sq.m	8,013 sq.ft
Total	1,488.6 sq.m	16,023 sq.ft

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Car Parking

There are 57 designated car parking spaces in the car park at the front of the property.

Rent

On application

Rateable Value

£271,000.

Any new occupier will have a right of appeal against the above figure.

Lease Terms

The accommodation is available on Full Repairing and Insuring Terms for a negotiable lease duration. Any medium to long term commitment will require the provision of rent reviews at regular intervals.

VAT

VAT will be payable at the standard rate in addition to all monies due under the lease.

Legal Costs

Each party will bear their own legal costs incurred in documenting any transaction. The incoming tenant will be responsible for any SDLT and registration dues applicable.

Entry

On conclusion of legal missives.

Viewing & Offers

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

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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