

TO LET / FOR SALE

GORDON PARK

ELRICK, WESTHILL

ABERDEENSHIRE

AB32 6BP

PROPOSED HIGH SPECIFICATION OFFICE PAVILIONS

LOCATION

Gordon Park is located on Straik Road, approximately 8 miles west of Aberdeen city centre and within the well-established satellite town of Westhill.

Westhill has grown to become the location of choice for oil and gas service companies specialising in the subsea technology sector. Occupiers who have chosen to locate to the area include **Subsea 7**, **Bibby Offshore**, **Schlumberger**, **Forum Energy Technologies**, **TAQA** and **Technip**.

The town also offers a wide range of amenities for staff including Tesco, M&S Food Hall, Aldi, Costco and a mini Spar within the BP Filling Station adjacent to the site. Shortly to be developed on the park is a 179 bed **Hampton by Hilton** hotel providing amenity in the immediate vicinity.

Westhill is easily accessed from the A944 which provides dual carriageway access to the city. Connectivity to the north and south will be further improved when the Aberdeen Western Peripheral Route (AWPR) completes in Q4 2017. The site is served well by public transport with regular bus services to and from the city and Aberdeenshire.



OFFICE 3



OFFICE 1



CONTACT US

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DESCRIPTION

Our client has planning consent for three, Grade A, two-storey detached office buildings on the site. The proposed accommodation will extend to the following approximate floor areas:

Building	sq. m	sq. ft
Office 1	992	10,678
Office 2	1,124	12,098
Office 3	1,546	16,641
TOTAL	3,662	39,417

Accommodation may also be available on a floor by floor basis.

The specification will include:

- + Flexible, open plan floor plates with high quality finishes
- + Passenger lifts
- + Raised access flooring
- + Energy efficient heating systems
- + LED lighting

CAR PARKING

Generous on-site car parking is available to the front of each building, which can subsequently be divided in the event of multiple occupation:

Building	Spaces
Office 1	37
Office 2	42
Office 3	51
TOTAL	130

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TERMS

Our clients are seeking to lease the subjects on a Full Repairing and Insuring basis for a period to be agreed. Any medium to long term lease will provide for upwards only rent reviews at periodic intervals.

Our client may also consider a sale of the completed pavilions.

RENT / PRICE

Upon application.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to the transaction. The incoming tenant will be responsible for any LBTT and Registration dues, if applicable.

BUSINESS RATES

The incoming occupier will be responsible for local authority business rates in relation to the accommodation occupied. The subjects will require to be assessed upon completion.

An estimate can be provided upon request.

ENERGY PERFORMANCE CERTIFICATE

The properties will have a target rating of B+.

FURTHER INFORMATION

To arrange a viewing of the proposed site or for further information, please contact the sole letting agents.



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