

# For Sale



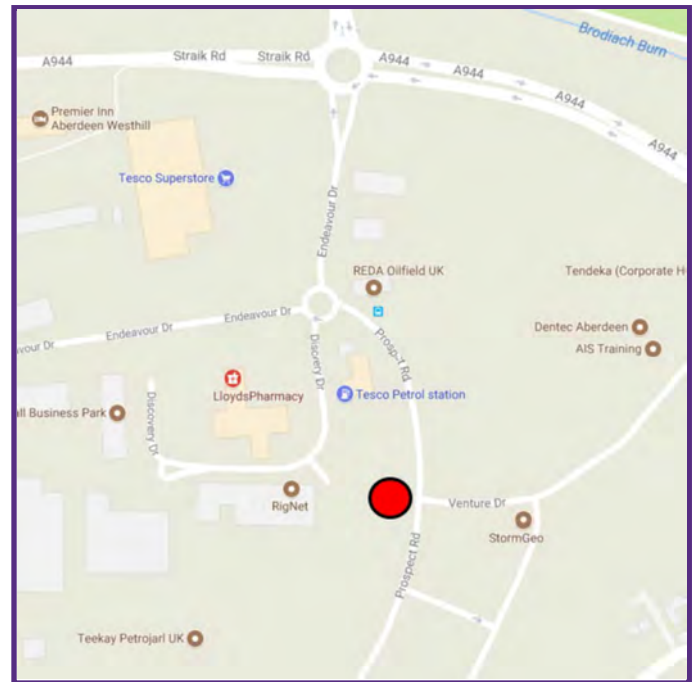
## Commercial Development Site

Prospect Road  
Westhill  
Aberdeenshire  
AB32 6FJ



**FG Burnett**

Call 01224 572661  
[www.fgburnett.co.uk](http://www.fgburnett.co.uk)



### Location

The site is situated on the west side of Prospect Road, an arterial road within Arnhall Business Park, Westhill and forming a link between the Aberdeen – Alford (A944) trunk road and the B9119.

Westhill is a commuter settlement situated 7 miles west of the centre of Aberdeen and over recent years has developed significantly as a commercial centre providing significant office, warehouse and retail facilities. National retailers represented in the area include Tesco, Costco, Marks & Spencer and Aldi. Major business space occupiers include Schlumberger, Technip FMC, Bibby Offshore, Proserv, Subsea 7 and Total E&P. The Prime Four Business Park is situated midway between Aberdeen and Westhill.

The Aberdeen Western Peripheral Route lies 1 mile east from the subject site and will enhance road connections to all parts of the city and beyond in the wider Aberdeenshire hinterland.

Aberdeen FC's proposed new stadium at Kingsford is also within close proximity.

### Description

A quadrant shaped development site which has been surfaced with tarmac, lockblock and gravel and is gated and secured by way of post & wire fencing. The site is also floodlit.

### Site Area

0.360 Hectares 0.89 Acres.

### Planning

The site recently enjoyed a temporary planning permission for a car-parking lease which has expired.

The site has planning permission for an office building which has been validated and is extant. Further details are available on request.

The site is suitable for various commercial uses but prospective purchasers are advised and requested to satisfy themselves with regard to their proposed use by way of reference to Aberdeenshire Council.

It is to be noted that Forties North Sea Pipeline is situated close by and may impact upon any proposed development. Further details are available on request.

### Rateable Value

£10,000.

If this is your only property, under the Small Business Bonus Scheme, an occupier may be eligible for 100% relief. Should you occupy more than one property, the cumulative Rateable Values of your property fall on or below £35,000 RV, then there is a possibility that you could benefit from 25% relief on each property, providing that individually they are below £18,000.

### Services

All mains services are believed to be available within, or at the edge, of the site.

### Price

On application.

### VAT

Any price quoted is exclusive of VAT.

### Entry

By arrangement on conclusion of legal formalities.

### Viewing & Offers

The site is available for inspection but if accompanied access is required please contact the sole selling agent to whom all offers should be submitted.

## Contact

### Graeme Watt

T: 01224 597533

E: [graeme.watt@fgburnett.co.uk](mailto:graeme.watt@fgburnett.co.uk)

### Graeme Nisbet

T: 01224 597532

E: [graeme.nisbet@fgburnett.co.uk](mailto:graeme.nisbet@fgburnett.co.uk)

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.

Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office.

© Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.



**FG Burnett**

33 Albyn Place, Aberdeen AB10 1YL  
T: 01224 572661 F: 01224 593496