



MODERN INDUSTRIAL & OFFICE FACILITY WITH SECURE YARD  
FEATURING FULL TENANT'S FIT OUT - 39 CAR PARKING SPACES

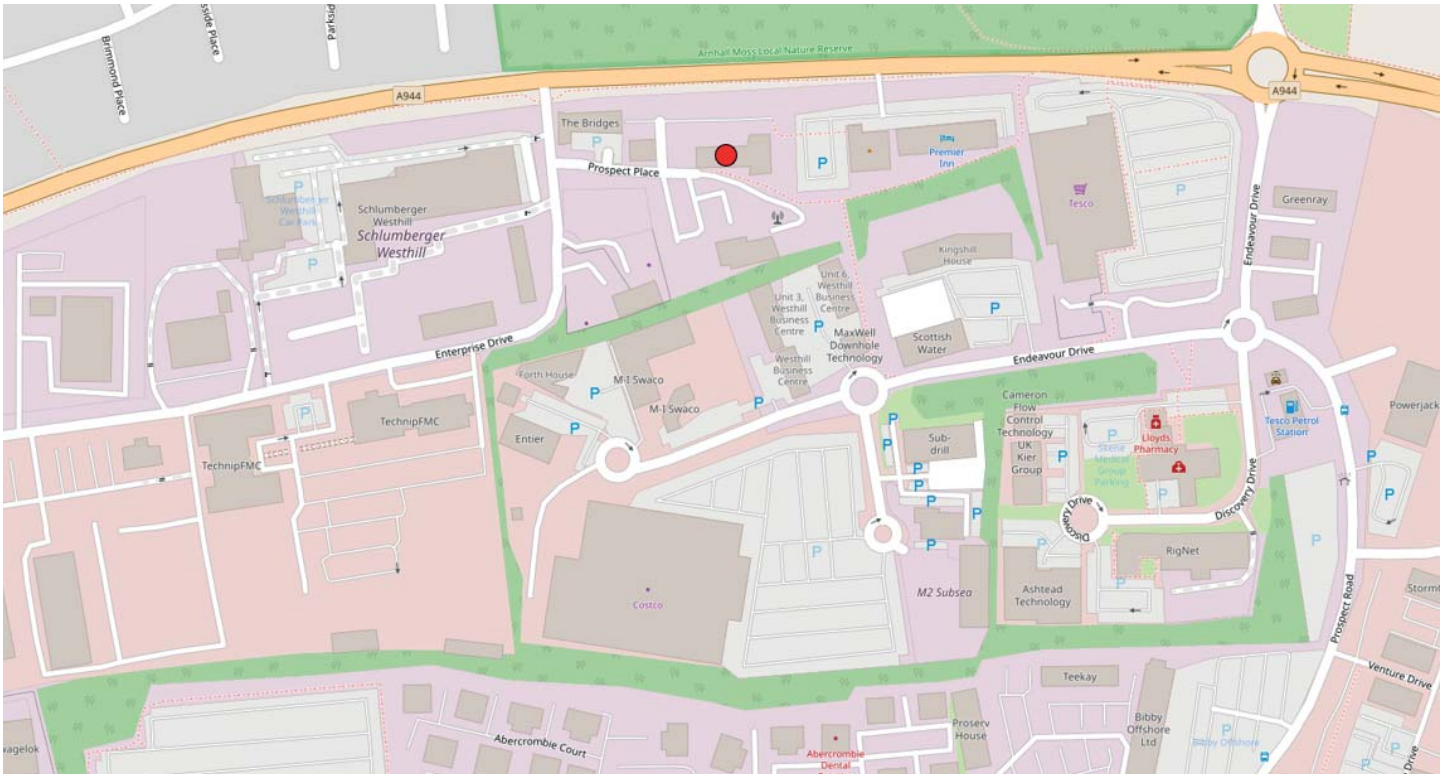


TO LET  
**4 Prospect Place**

Westhill, AB32 6SY | 1,137.58 sq.m (12,245 sq.ft)

To request a viewing call us on 01224 572661

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## MODERN INDUSTRIAL & OFFICE FACILITY WITH SECURE YARD FEATURING FULL TENANT'S FIT OUT - 39 CAR PARKING SPACES

### LOCATION

Westhill is situated approximately 6 miles west of Aberdeen City Centre and is widely recognised as the 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 including the recently expanded Westhill Shopping Centre.

The newly opened Aberdeen Western Peripheral Route allows rapid access from Westhill to all parts of the City. The Westhill interchange is situated approximately 1.5 miles from the property.

The subject property is located on Prospect Place and surrounding commercial occupiers include GPH Builders Merchants, Schlumberger, Technip, FES, Shepherd's Rest and Tesco.

### Drive Times

AWPR (A956 Junction) .....	3 mins
Aberdeen International Airport .....	9 mins
Dyce .....	9 mins
Altens .....	17 mins
Aberdeen City Centre .....	20 mins
Aberdeen Train Station .....	20 mins
Bridge of Don .....	20 mins
Aberdeen Harbour .....	23 mins

### DESCRIPTION

The property comprises a two storey office which is linked to an industrial unit along with a secure yard area which was constructed around 2003. The two storey offices are of a mixed open plan and cellular nature with a high level of natural daylight. The office accommodation links on both floors to the industrial space; at ground floor level a series of clean workshop offices have been formed while at first floor level there is a substantial cafe/break out area with separate mezzanine area. The main workshop area is located to the west of the facility with direct access by way of a mechanical roller shutter door.

The yard area is laid to concrete and secured by a metal chain and fence with vehicle gate. There are 39 designated on-site car parking spaces - well in excess of similar sized properties (ratio 1:157 sq.ft)

- Substantial tenant fit out providing cellular accommodation (can be amended to suit an incoming occupier)
- Comfort cooling/heating cassettes throughout open plan office areas
- Fully fitted cafe/break out area with modern fitments
- Secure mezzanine area
- Secure yard area with vehicle access point
- 6.2m eaves level within workshop area



## FLOOR AREAS

The subjects have been measured on a gross internal area in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Offices	568.58 sq.m	6,120 sq.ft
Warehouse/Workshop	233.73 sq.m	2,516 sq.ft
Mezzanine	62.96 sq.m	678 sq.ft
Workshop Offices	170.94 sq.m	1,840 sq.ft
Cafe/Break out	101.37 sq.m	1,091 sq.ft
<b>Total</b>	<b>1,137.58 sq.m</b>	<b>12,245 sq.ft</b>
Yard	658 sq.m	7,082 sq.ft

## LEASE TERMS

The existing lease is held on Full Repairing and Insuring terms until 31 March 2024. The current passing rent is £149,750 per annum. Our client's intention is to assign their leasehold interest however sub-leasing in whole or part will be given full consideration.



## RATEABLE VALUE

£170,000.

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. Interested parties should verify all rating figures with the Local Authority.

## VAT

VAT will be payable at the standard rate on all monies due.

## EPC

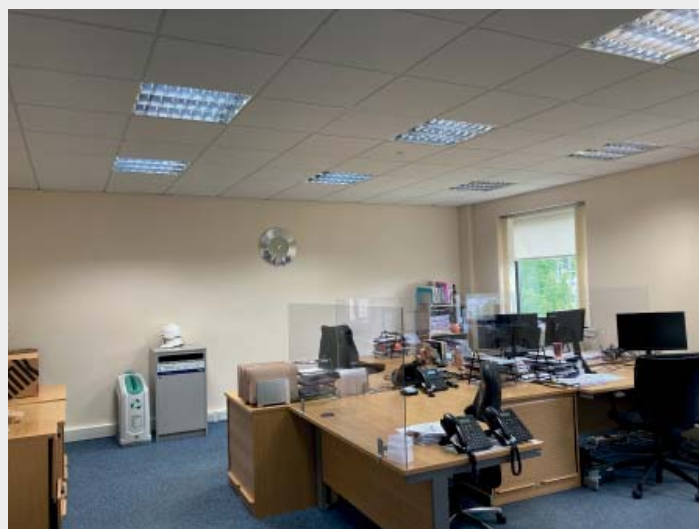
B. Copy available on request.

## LEGAL COSTS

Each party will bear their own legal costs. The ingoing tenant will be responsible for any LBTT and Registration Dues.

## ENTRY

On conclusion of legal missives.



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## VIEWING & OFFERS

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



### GRAEME NISBET

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