



**FOR SALE**

# 15 Abercrombie Court

15 Arnhall Business Park, Westhill, UK AB32 6FE



Office for sale, 5,190 sq ft, £725,000

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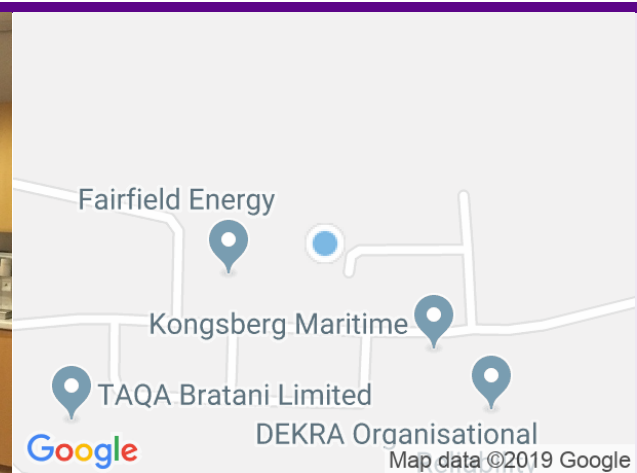
To request a viewing call us on 01224 572661

For more information visit <https://realla.co/m/38199-15-abercrombie-court-15-arnhall-business-park>

## 15 Abercrombie Court

15 Arnhall Business Park, Westhill, UK AB32 6FE

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### REDUCED PRICE - Modern Office Investment on Established Business Park

Unit 15 Abercrombie Court comprises a modern two storey office pavilion of block and brick construction. Internally the building benefits from comfort cooling cassettes, raised access floors and platform lift. 26 car parking spaces are provided immediately adjacent to the building.

#### Highlights

- modern office building on Abercrombie Court
- Lease to Enpro Subsea Limited until 31 May 2024
- Rent = £75,000 p.a. Exc VAT
- Tenant break option on 31 May 2021 subject to 6 months prior written notice
- Break penalty of £18,750 if break option is exercised

#### Property details

<b>Price</b>	£725,000
<b>Building type</b>	Office
<b>VAT</b>	Payable at the prevailing rate in addition to the purchase price.
<b>Tenure</b>	Freehold
<b>Deal type</b>	Investment
<b>NIY</b>	9.83%
<b>EPC category</b>	E
<b>Size (NIA)</b>	5,190 sq ft

**Lease details** The property is held by way of a Full Repairing and Insuring lease until 31 May 2024 with a tenant only break option on 31 May 2021, subject to 6 months notice and a three month break penalty. There is a schedule of condition attached to the lease and the rent is £75,000 p.a.

Floor	Size sq ft
Ground	2,501
First	2,689
<b>Total</b>	<b>5,190</b>

\* All sizes NIA

#### More information

[Visit microsite](#) >

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#### Contact us

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Quote reference: SALE-38199  
Strictly through the sole selling agents to whom all offers should be made in Scottish Legal Form.