



**WESTHILL
INDUSTRIAL
EST.**



TO LET
INDUSTRIAL UNIT

Unit 10, Westhill Industrial Estate, Aberdeen, AB32 6TQ

468.5 sq.m (5,043 sq.ft)

WESTHILL INDUSTRIAL EST.



LOCATION

Westhill is located approximately 8 miles to the West of Aberdeen City Centre on the A944. It is one of the City's satellite towns with a population in excess of 10,000.

The area has excellent transport links with the A944 linking Westhill not only to the AWPR but also to Aberdeen's arterial road and the wider trunk road networks. Aberdeen Railway Station is part of the main East Coast Line with regular daily services to all UK cities. The City's Airport is located at Dyce, approximately 6 miles to the North of the City Centre.

This development is situated at the west end of Enterprise Drive within Westhill Industrial Estate. Nearby occupiers include TechnipFMC, Schlumberger, Chap Construction and Rever Offshore.

DESCRIPTION

A development of traditional industrial units arranged around a central service yard and parking area of steel portal frame construction, with external walls of rendered block-work to a height of approximately 2m with profile metal cladding above. The roof incorporates inset translucent panels providing a good level of natural daylight.

UNIT 10 BENEFITS FROM THE FOLLOWING SPECIFICATION:-

- Minimum eaves height of 5.6 metres rising to 6.6 metres
- Two storey office accommodation
- Concrete floors with aluminium framed windows to the front of the unit
- 2 x 4.75 m high electric roller shutter doors
- Mains drainage, water and gas.
- Two separate WCs
- Car parking to the front of the unit with a large yard to the rear
- Craneage

CURRENT AVAILABILITY

Unit 10
468.5 sq.m (5,043 sq.ft)

Yard
278 sq.m (3,000 sq.ft)

The floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition)

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EPC RATING

The unit has an EPC rating of E. A copy of the EPC and the Recommendation Report can be provided upon request.

LEASE TERMS

New Full Repairing and Insuring leases are available on flexible terms subject to negotiation.

RENT

On application.

SERVICE CHARGE

There is a service charge levied across the estate, the budget for the current year is £0.18 per sq.ft.

RATEABLE VALUE

The unit currently forms part of a larger entry in the Valuation Roll and the Rateable Value will therefore require to be re-assessed on occupation.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues applicable.

ENTRY

Immediate entry is available on conclusion of legal missives.

VIEWING & OFFERS

Strictly by appointment with the joint agents.

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