

TO LET

PAVILION 3

Westpoint Business Park, Prospect Road, Westhill, Aberdeen, AB32 6FE



Key Highlights

- From 4,154 to 12,570 sq.ft
- Newly and extensively refurbished
- 39 car parking spaces (1:322 sq.ft)
- Available as a whole or on a floor by floor basis

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AB10 1YN

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DESCRIPTION

The subjects comprise high quality, refurbished office premises arranged over ground, first & second floors. The office accommodation benefits from the following specification:

- Flexible open plan layouts
- Clear floorplates (no column interference)
- 3-pipe VRV heat recovery air conditioning
- Raised access floor
- LED lighting
- New floor coverings
- Tea prep stations on each floor with integral white goods
- Voice and data cabling throughout

There is an 8-person, DDA compliant passenger lift, which serves each floor, and the building benefits from 39 car parking spaces (1:322 sq.ft).

ACCOMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) and extend to the following net internal areas

FLOOR AREA	SQ FT	SQ M
Ground Floor	385.9	4,154
First Floor	390.9	4,208
Second Floor	390.9	4,208
TOTAL	1,167.7	12,570

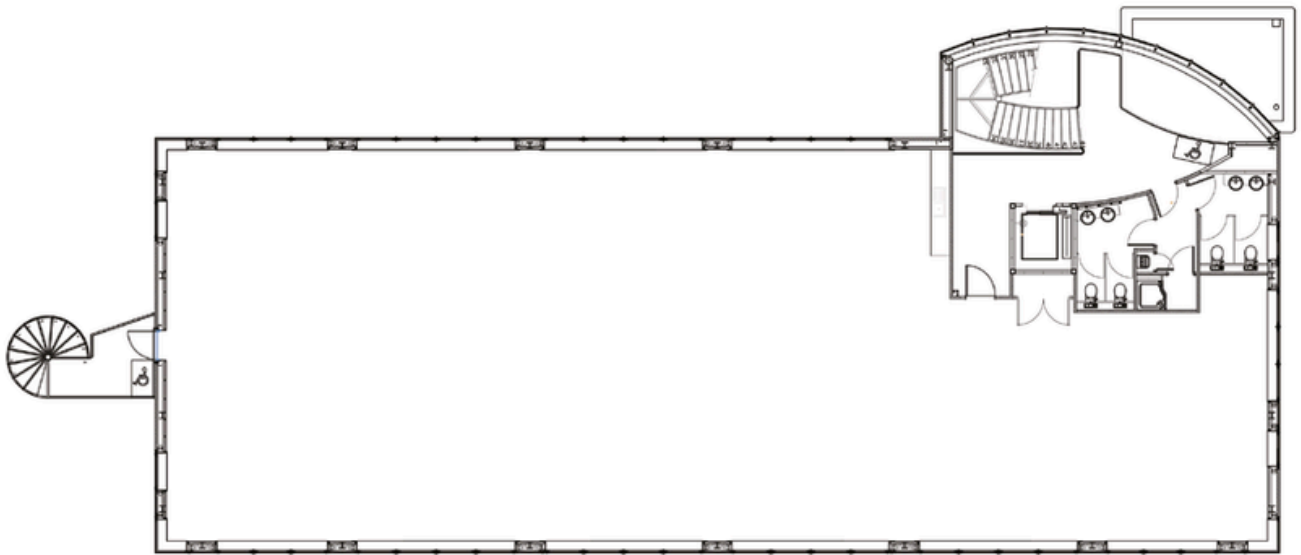


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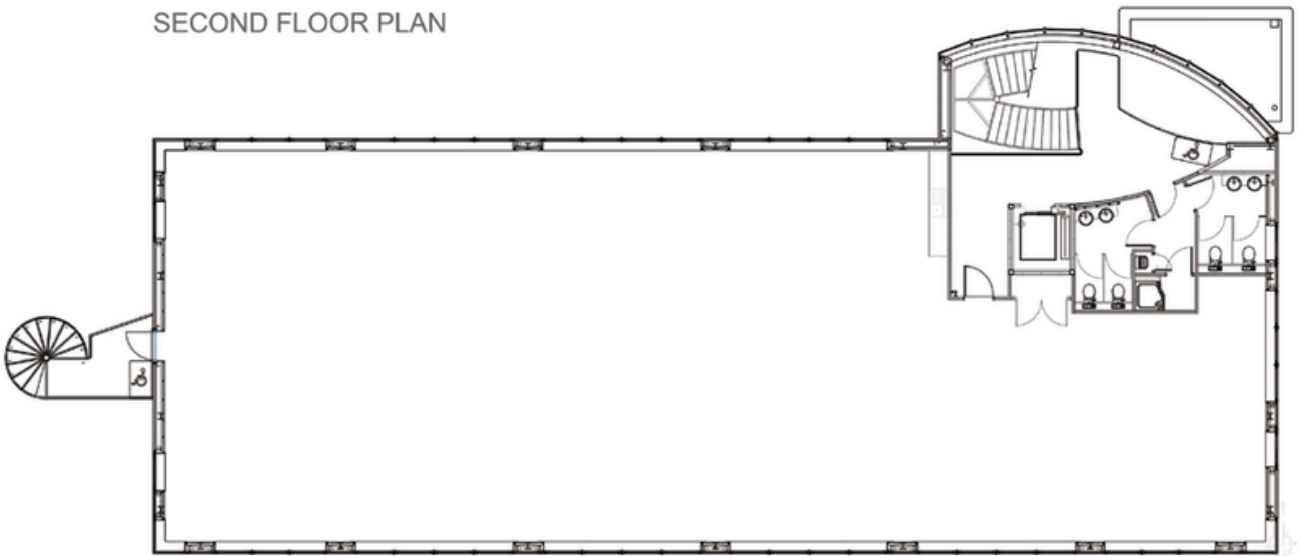
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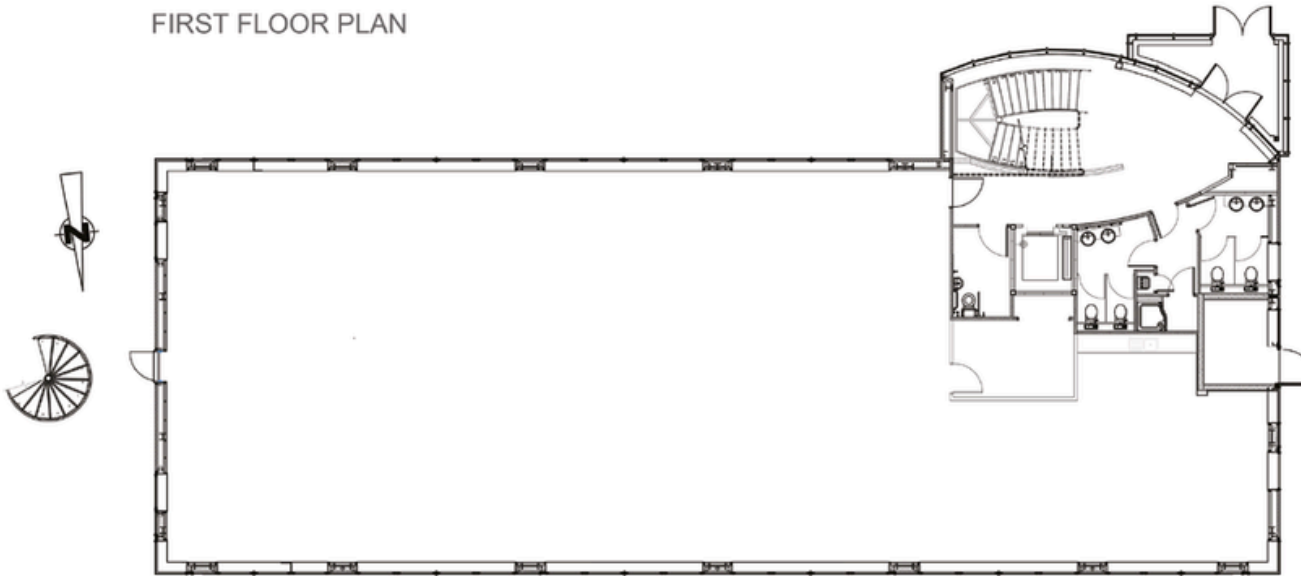




SECOND FLOOR PLAN



FIRST FLOOR PLAN



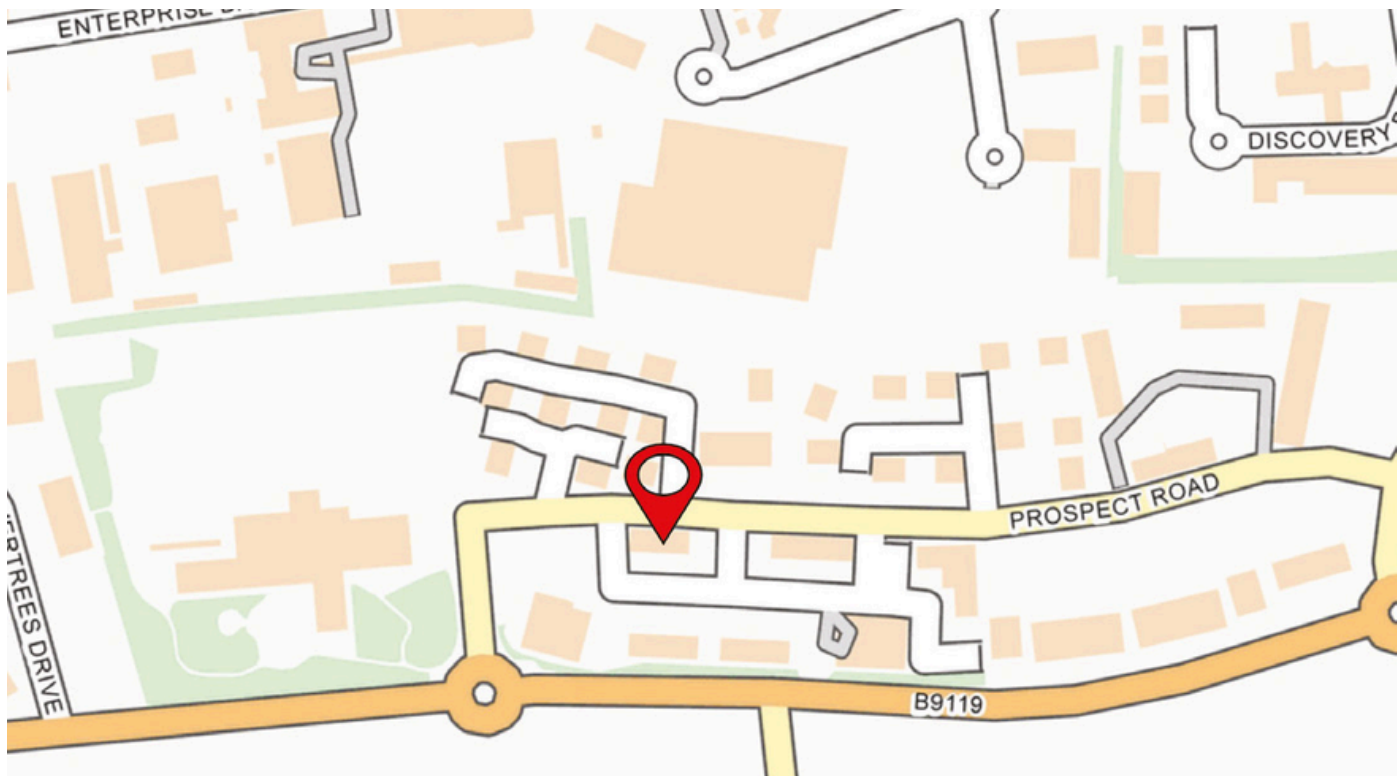
GROUND FLOOR PLAN

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LOCATION

Pavilion 3 is located in prime position on Westpoint Business Park, in the well-established Arnhall area of Westhill. Westhill (and specifically Arnhall) is recognised as a global Centre of Excellence in the field of subsea engineering, with many industry leading organisations having a presence in the area.

Situated adjacent to the B9119, Pavilion 3 benefits from high prominence and excellent connectivity. The Aberdeen Western Peripheral Route (A92) is less than one mile East and, since its 2019 completion, it has offered much improved travel times from the North and South of the city. Aberdeen City Centre is some 6 miles to the East via the B9119 and A944.

Neighbouring occupiers include Subsea7, Proserv, Boskalis, Total and Technip FMC, and there is a wide range of local amenity in the form of a Tesco Superstore, Marks and Spencer Simply Food Store, Costco Wholesale and a host of smaller independent shops.

RATEABLE VALUE

The property is contained in the Valuation Roll with a Rateable Value of £160,000, effective from 1 April 2026.

RENT

£16 per sq.ft.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The building has an EPC rating of C.

ANTI-MONEY LAUNDERING

Under both HMRC and RICS guidance, we are obliged to undertake AML diligence. As such, personal and/or detailed financial and corporate information may be required before any terms are agreed or any transaction can conclude.

ENTRY

Immediately upon conclusion of missives.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

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

VIEWINGS & FURTHER INFORMATION

To arrange a viewing or for further information, please contact the joint agents.

CONTACTS

For further information please contact:

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