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**TO LET**

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# **FIRST AND SECOND FLOOR OFFICES**

**FORTH HOUSE, ENDEAVOUR DRIVE  
ARNHALL BUSINESS PARK,  
WESTHILL, AB32 6UF**

- Grade A Office Specification
- 3,619 – 10,911 sq ft
- Flexible Open Plan Space
- Good Car Parking Provision
- Recently Refurbished



## Location

The property is located within the town of Westhill situated approximately 6 miles west of Aberdeen, accessed via the A944. Westhill provides easy access to all parts of the north east and is now enhanced by the opening of the Aberdeen Western Peripheral Route (AWPR), affording excellent access to the South. More specifically, Forth House is situated within Arnhall Business Park where surrounding occupiers include Entier, M2 Subsea, Costco and Tesco Supermarket.

## Description

Forth House is a uniquely designed building that cleverly takes advantage of the site and provides panoramic views of Westhill and the surrounding countryside. The office accommodation boasts the following specification:

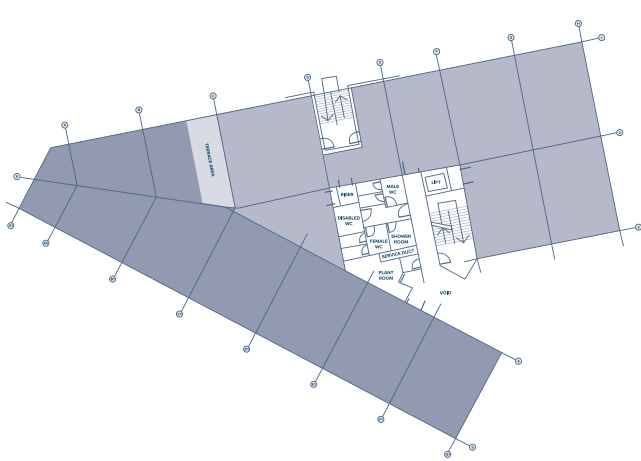
- Open plan Grade A office specification
- Full raised access floors
- Full suspended ceilings with SPL LG7 lighting
- Comfort cooling system
- Flexible floor plates
- 8 person passenger lift
- Allocated car parking spaces

## Floor Areas

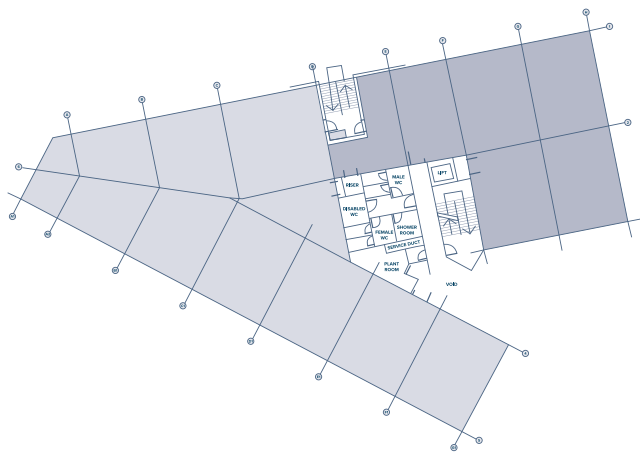
The property provides the following approximate floor areas, measured in accordance with International Property Measurement Standards (IPMS3)

APPROXIMATE INTERNAL FLOOR AREAS		
FLOOR	Sq M	Sq Ft
FIRST	677.70	7,292
SECOND	336.20	3,619
TOTAL	1,013.90	10,911

## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



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## Rent

Upon application.

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## Rateable Value

We understand from the Scottish Assessors that the rateable values with effect from 1st April 2017 are:

**First Floor: £122,000**

**Second Floor: £61,500**

The Uniform Business Rate for the year 2018/2019 is 50.6p. Water and waste water rates are also payable.

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## Energy Performance Certificate

The subjects have an EPC rating of 'B'

Further information is available on request.

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## Service Charge

Any incoming tenant will be liable for a service charge fee for the management of the upkeep of the common areas.

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## VAT

All prices quoted are exclusive of VAT

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## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The incoming tenant will be responsible for payment of any LBTT and registration dues.

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## Offers / Viewing

For further information or to arrange a viewing, please contact:

Lisa Cowie  
**DM Hall LLP**  
4-5 Union Terrace  
Aberdeen, AB10 1NJ  
T: 01224 594172  
E: [lisa.cowie@dmhall.co.uk](mailto:lisa.cowie@dmhall.co.uk)

Arron Finnie  
**Ryden LLP**  
25 Albyn Place  
Aberdeen, AB10 1YL  
T: 01224 588866  
E: [arron.finnie@ryden.co.uk](mailto:arron.finnie@ryden.co.uk)



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