



Forth House

Arnhall Business Park, Westhill, Aberdeen, AB32 6UF

TO LET – PRESTIGIOUS OFFICE PAVILLION

323.6 SQ.M/3,483 SQ.FT - 1648.7 SQ.M/17,745 SQ.FT



“Westhill has become the office location of choice for a large number of prestigious occupiers”



LOCATION

The property is situated on Endeavour drive within the Arnhall Business Park, Westhill. Westhill has become the office location of choice for a large number of prestigious occupiers, with companies such as TAQA, Hallin Marine, Subsea 7 and CIS electing to make Westhill the location for their Aberdeen headquarters.

Westhill is accessed by the A944 which runs east from Aberdeen, a 10 minute drive from the city. Access to Westhill from the north and south of Aberdeen will greatly improve once the planned Aberdeen Western Peripheral Route is completed.



DESCRIPTION

Currently being developed, Forth House will be a unique office building built to a high standard. The design incorporates energy efficient features which will contribute to a high Energy Performance Certificate rating. The building will sit on an attractively landscaped site with an excellent outlook and will benefit from 57 car parking spaces. Internally the building will offer well configured open plan floor-plates, an 8 person passenger lift, raised access floors and a full VRV heating/cooling system throughout.

SPECIFICATION

The property will be constructed to the following specification:

- Excellent provision of toilet accommodation and showers
- Attractive, landscaped setting
- Floor to ceiling height of 2.7m
- Raised access flooring system
- VRV heating / cooling system
- Energy efficient design features incorporating solar panelling
- Metal tile suspended ceiling
- 8 person passenger lift suitable for disabled/wheelchair use

ACCOMMODATION

Floor	Sq.m.	Sq.ft.
Ground	670.1	7,213
First	655.0	7,049
Second	323.6	3,483
Total	1,648.7	17,745

Upon completion the property will require to be measured in accordance with the RICS code of measuring practice (6th edition).



ENTRY

Construction has commenced on site and it is anticipated the office will be ready for occupation by March 2012.

CAR PARKING

57 on-site car parking spaces will be provided

RENT

Upon application.

LEASE TERMS

Leases will be granted on full repairing and insuring terms. Further details upon request.

RATING

The accommodation will require to be assessed upon completion. An estimated rateable value can be provided upon request.

VAT

VAT is applicable at the standard rate.

For further information please contact Ryden

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Ryden^{LLP}

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