

# To Let/ May Sell



## Newly Refurbished Modern High Specification Office Pavilion with Car Parking

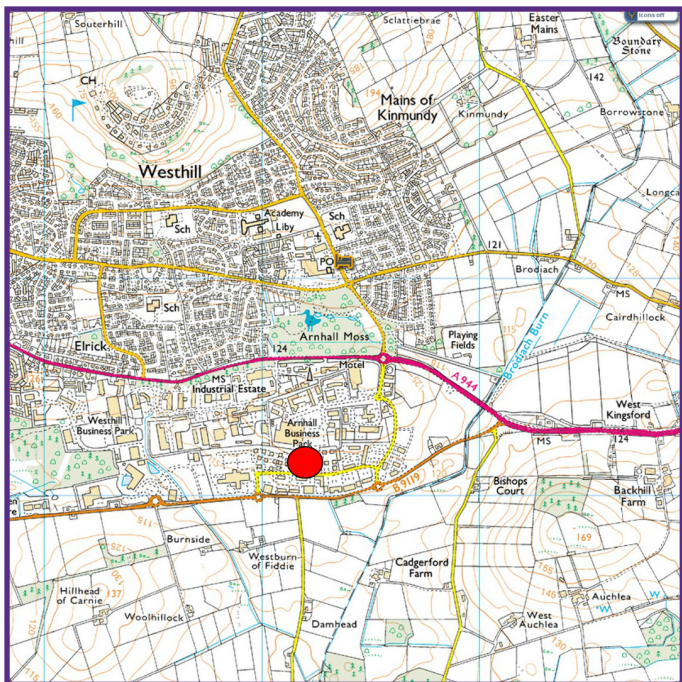
Unit 3 Abercrombie Court  
Arnhall Business Park  
Westhill  
Aberdeenshire  
AB32 6FE

205.5 sq.m. (2,212 sq.ft.)



## FG Burnett

Call 01224 572661  
[www.fgburnett.co.uk](http://www.fgburnett.co.uk)



## Location

Westhill is situated approx. 6 miles west of Aberdeen City Centre and is widely recognised as a global centre of excellence for subsea engineering. The town has been subject to significant commercial development in recent years and is well served by local amenities including the recently expanded Westhill Shopping Centre and the 86-bed Holiday Inn.

The building is located in Abercrombie Court, a development which completed in 2012. The development is situated adjacent to the A944 and is well positioned to benefit from the Aberdeen Western Peripheral Route, scheduled for completion in late 2017.

## Description

The accommodation comprises a two storey, self-contained, semi-detached office building of steel frame and concrete block construction, which benefits from a modern, fully refurbished specification to include:

- Suspended ceilings with recessed LG7 lighting.
- Full raised access floors.
- Comfort cooling/heating cassettes.
- WC facilities.
- Lift access (DDA compliant).
- Intruder alarm.
- Fully carpeted with tiled entrance lobby.

In addition, there are 11 designated on-site car parking spaces (including 1 disabled space).

## Floor Area

205.5 sq.m. (2,212 sq.ft.)

Measured in accordance with the RICS Code of Measuring Practice (6th Edition)

## Lease Terms

The property is available on a new FRI lease for a negotiable duration. Our clients may consider letting on a flexible floor basis.

## Rent

£40,000 per annum

## Service Charge

There is a development service charge payable by the tenant in relation to the maintenance, servicing and management of common parts of the development.

## Rateable Value

£45,250.

Any new occupier will have a right of appeal against the above figure.

## VAT

VAT will be payable at the standard rate on all monies due.

## EPC Rating

The building has an EPC rating of B

## Legal Costs

Each party will bear their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues.

## Entry

On conclusion of legal missives.

## Viewing & Offers

Viewing is by arrangement with the joint agents to whom all offers should be submitted in Scottish legal form.

# Contact



**FG Burnett**

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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**Ryden**

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