



MODERN GROUND FLOOR OFFICE SUITE IN ESTABLISHED BUSINESS PARK



FG Burnett



FOR SALE/MAY LET

Ground Floor - 18 Abercrombie Court

Westhill, AB32 6FE | 95.3 sq.m (1,026 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

Unit 18 is located on the established Abercrombie Court Business Park on Arnhall Business Park, Westhill. Arnhall Business Park is recognised as a Subsea Centre of Excellence and the Park is home to a variety of Energy sector and associated occupiers. Abercrombie Court is accessed via the A944 from Aberdeen city centre and the Westhill junction of the AWPR is in proximity.

DESCRIPTION

The Suite comprises a regular shaped office suite currently laid out in open plan configuration, with a glazed partitioned meeting room. The suite benefits from painted plaster walls, acoustic tile ceiling with modern light fittings, double glazed upvc windows, comfort cooling and raised access floors. The suite contains a small kitchen area with base and wall units. W.C.'s are in the ground floor entrance and first floor lobby as is a lift to access the first floor facilities. The suite benefits from an excellent parking provision of 5 spaces which equates to a ratio of 1:205 sq.ft.

- Modern open plan office suite with meeting room
- Comfort cooling
- Raised access floors
- Small tea prep area
- Preference to sell, but consideration will be given to leasing
- Excellent parking provision - 5 exclusive car parking spaces 1:205 sq.ft

PROPERTY DETAILS

Price	£200,000	
Rateable Value	£21,500	
Rates Detail	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available.	
Service Charge	Further information is available on request.	
VAT	Payable in addition to the purchase price at the prevailing rate.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
Floor Areas	The property has been measured in accordance with IPMS3 and the following approximate area derived:-	
Ground Floor	95.3 sq.m	1,026 sq.ft
Total	95.3 sq.m	1,026 sq.ft

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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