

SILVERTREES BUSINESS PARK

WESTHILL, ABERDEENSHIRE, AB32 6BH



OFFICE PREMISES

TO LET/FOR SALE

- DETAILED CONSENT SECURED
- DETACHED OFFICE PAVILIONS
- PAVILION 1 NIA: 992 M² (10,674 FT²)
- PAVILION 2 NIA: 913 M² (9,823 FT²)



SILVERTREES BUSINESS PARK

WESTHILL, ABERDEENSHIRE, AB32 6BH

LOCATION:

Silvertrees Business Park occupies a strategic and prime location within the established Subsea sector of Westhill. The area has seen significant growth in recent years and has become a centre of excellence on a global scale boasting a number of high profile global occupiers. Subsea 7 occupy large facilities to the east and west of Silvertrees Business Park and other high profile occupiers in the surrounding area include NOV Elmar, Technip, Schlumberger, TAQA, Bibby, Forum and Fairfield Energy.

Silvertrees Business Park itself is located approximately 6 miles West of Aberdeen and is easily accessible with direct access from the B9119. Westhill is strategically positioned to access the North, South and the City Centre itself. This will be further enhanced upon completion of the Aberdeen Western Peripheral Route (AWPR). In addition Westhill benefits from good local amenities to include Tesco, Marks and Spencer Simply Food and Costco all of which are easily accessible.

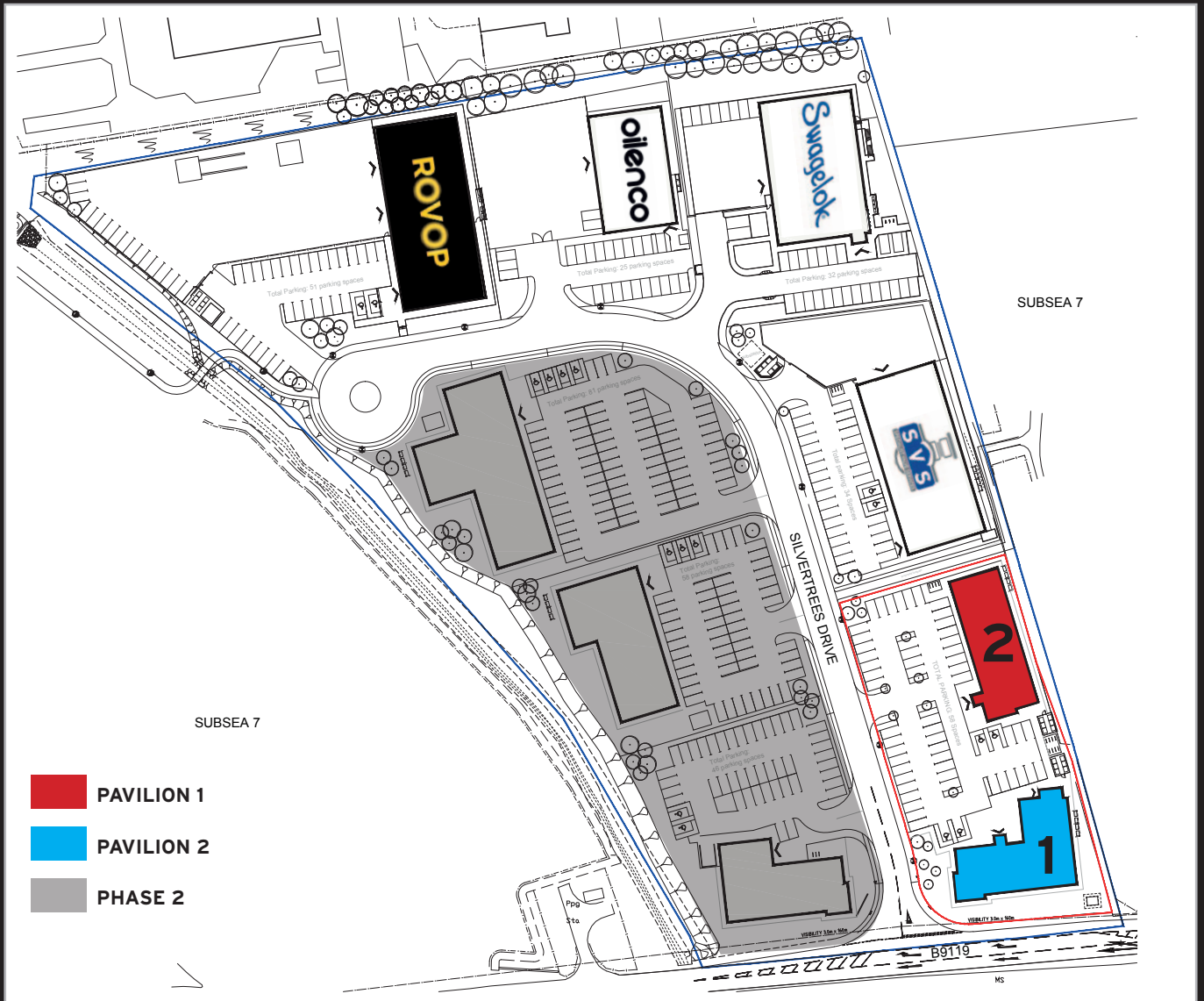
DESCRIPTION:

Detailed planning consent has been secured for development of two detached office pavilions that will be constructed to provide a full Grade A specification to include the following:-

- Prominent Location at entrance to Park
- Open plan clear floor plate
- Floor to ceiling height of 2.7m
- Raised access floor
- 3 pipe VRV heating and cooling
- Modern lighting
- High quality finishes throughout

- | | |
|-------------------|-----------------------|
| 1. SUBSEA 7 | 6. CHAP GROUP |
| 2. TAQA BRATANI | 7. NOV ASEP ELMAR |
| 3. BIBBY OFFSHORE | 8. FAIRFIELD ENERGY |
| 4. TESCO | 9. KONGSBERG MARITIME |
| 5. TECHNIP | 10. COSTCO |





ACCOMMODATION:

The subjects will extend to the following Net Internal Floor Areas calculated in accordance with the RICS Code of Measuring Practice (6th Edition)

Pavilion 1	992 sqm (10,674 sqft)
Pavilion 2	913 sqm (9,823 sqft)

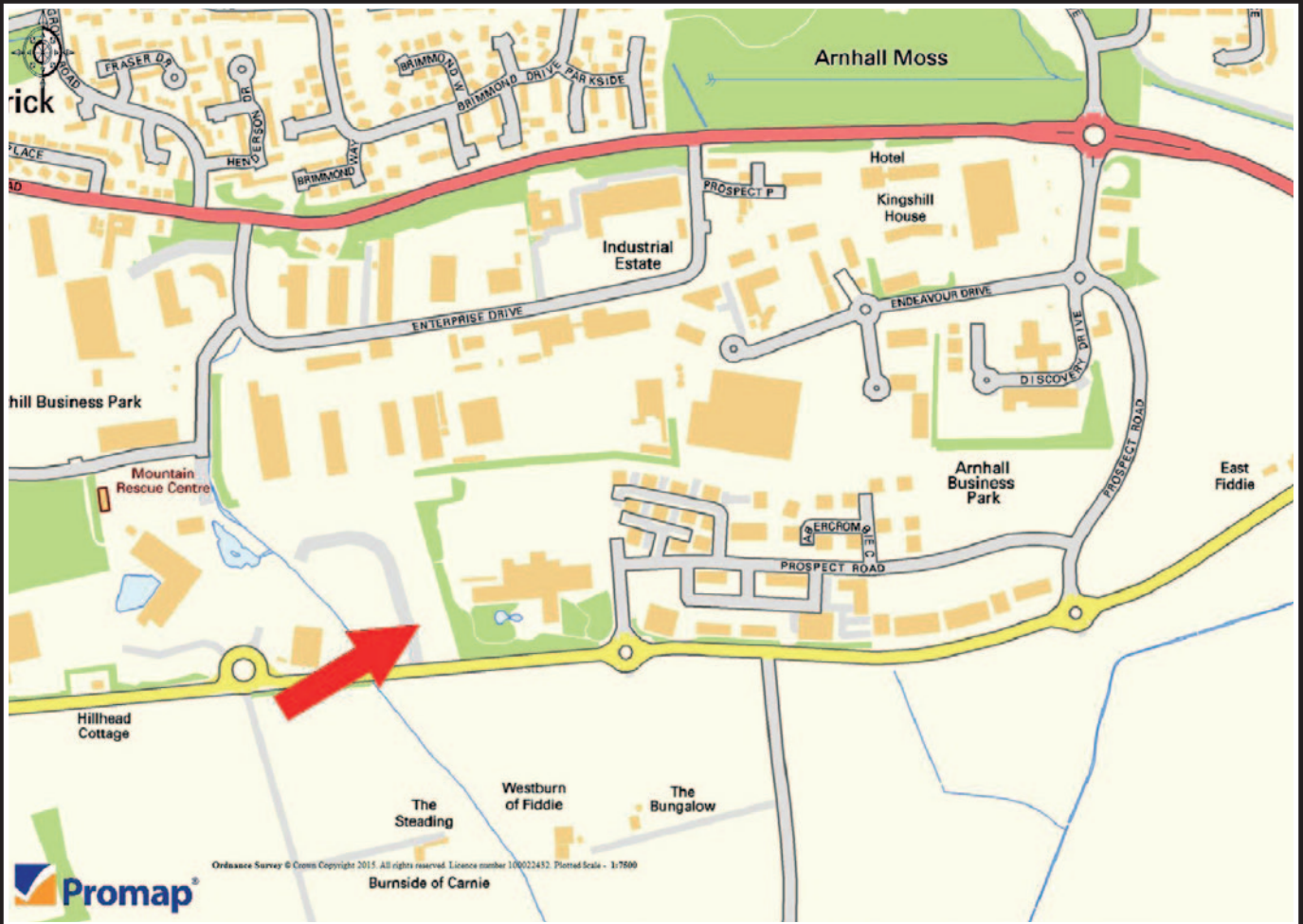
CAR PARKING:

The subjects will benefit from the following car parking:-

Pavilion 1	30 spaces
Pavilion 2	28 spaces

LEASE TERMS:

The subjects are available on a new full repairing and insuring lease.



RENTAL:

Upon application.

PRICE:

Upon application.

TIMING:

The subjects can be completed within a 6 month timeframe from conclusion of missives. Further detail on the timeline for completion can be provided upon request.

ENERGY PERFORMANCE CERTIFICATE:

The development will target an Energy Performance Rating of "B".



VAT:

All figures are quoted exclusive of VAT at the prevailing rate.

SERVICE CHARGE:

There shall be a service charge for the upkeep and maintenance of the common areas contained within Silvertrees Business Park.

LEGAL COSTS:

In the event of a letting, the ingoing tenant will be responsible for all legal costs associated with the transaction to include LBTT, Registration dues, etc.

VIEWING:

For further information or viewing arrangements please contact the sole agents:-

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