

TO LET

FORUM HOUSE, PEREGRINE ROAD
WESTHILL
AB32 6JL

INDUSTRIAL FACILITY WITH SECURE YARD

3,163.7 SQ M (54,666 SQ FT)



LOCATION

The subjects are located on Pergerine Road, within the original and established Westhill Industrial Estate. Westhill lies approximately 6 miles west of Aberdeen City Centre and is in close proximity to a major junction on the newly completed Aberdeen Western Peripheral Route (AWPR).

The surrounding vicinity comprises of a mix of office pavilions and industrial buildings. Occupiers include **Stewart Milne Group**, **IKM Testing**, **Subsea7**, **Total**, **Bibby Offshore**, **LFF Scotland** and **Schlumberger**.

DESCRIPTION

The property comprises a modern detached industrial facility with 2 storey offices to the front, workshop to the rear incorporating workshop offices and mezzanine floor. Externally, there is a large secure concrete yard area to the rear of the warehouse and tarmacadam car parking area to the front.

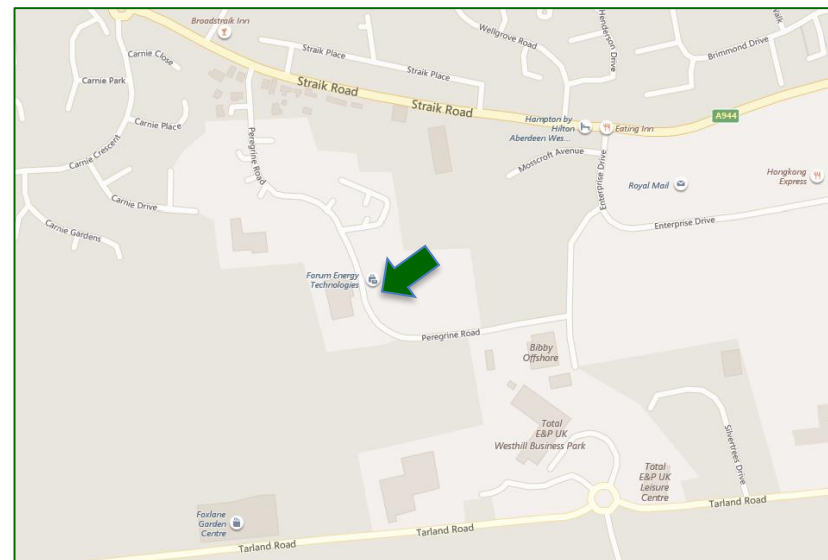
Internally, the subjects benefit from the following specification:

WAREHOUSE

- A reinforced concrete slab floor with screed finish (200mm thick in-situ with 35KM/M2 capacity)
- Wallhead height of 7.5 metres
- 3 phase power supply providing a maximum supply of 250 KvA
- Vehicular access via four electrically operated roller shutter doors (5m high x 5.5m wide)
- Artificial lighting via industrial spot lighting
- Gas fired industrial space heaters
- 10 Tonne "Demag" crane (building has capacity to take a 16 Tonne crane)
- Test tank (6 metres by 5 metres wide, 4.5 metres deep)
- External washbay

OFFICE

- Clear floor to ceiling height 2.7 metres
- Suspended acoustic tiled ceilings with LG7 compliant lighting
- Heating and colling via VRV/VRF system
- Fully DDA compliant with lift access



FLOOR AREAS

The property comprises of the following approximate gross internal floor areas:

	Sq M	Sq Ft
Offices	1,128.1	12,143
Warehouse	3,585.5	38,597
Workshop Offices	182.4	1,963
Mezzanine	182.4	1,963
TOTAL	5,078.7	54,666
Concrete Yard	3,163.7	34,054

CAR PARKING

There is provision at the front for 99 car parking spaces.

LEASE TERMS

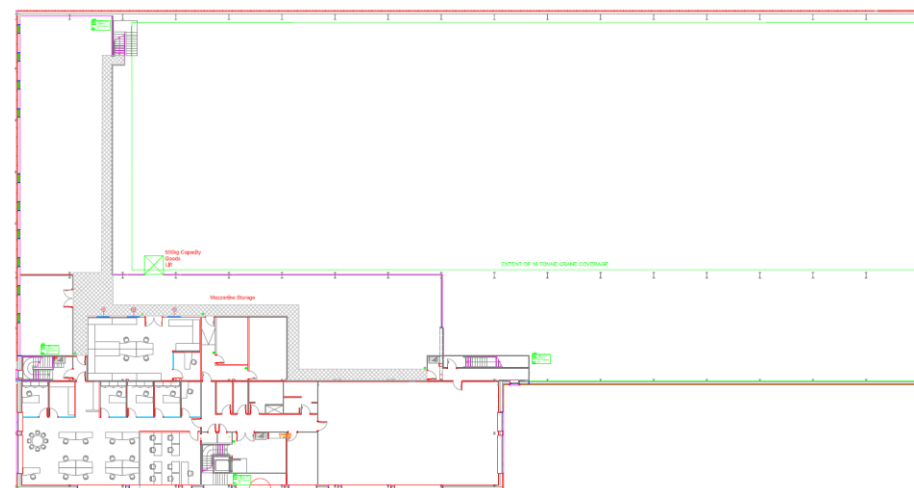
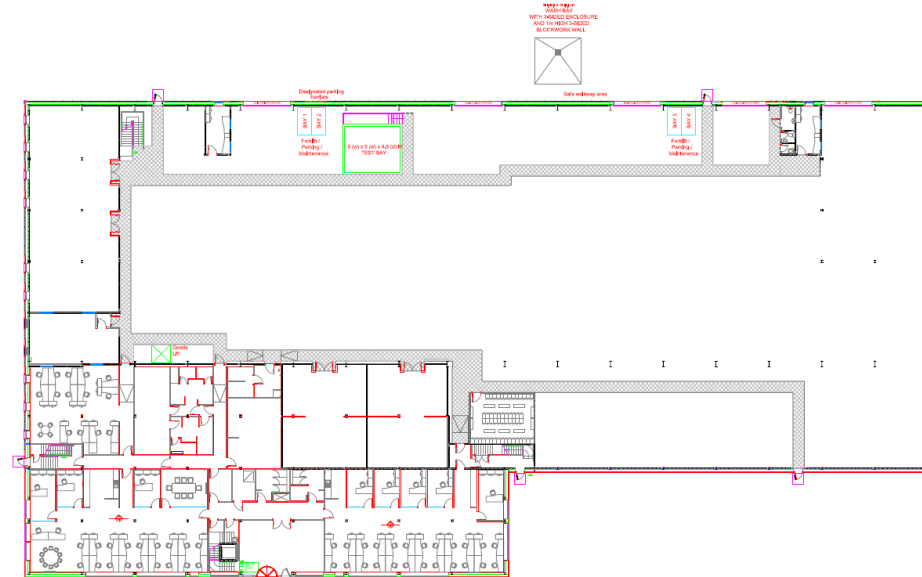
The property is held on an existing lease expiring 19 April 2030. The lease incorporates a tenant option to extend the period of the lease, on two occasions by a further 5 years on each of 20 April 2030 and 2035, subject to 6 months prior written notice.

The lease incorporates 5 yearly upward only rent reviews with the next review due 20 April 2020.

Our client is looking to assign their leasehold interest although consideration will be given to sub-leasing.

RENTAL

Upon application.



ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of B. Further information is available on request.

RATEABLE VALUE

£545,000, effective from 1 April 2017.

LEGAL COSTS

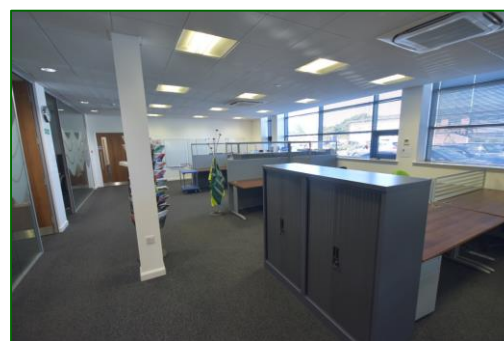
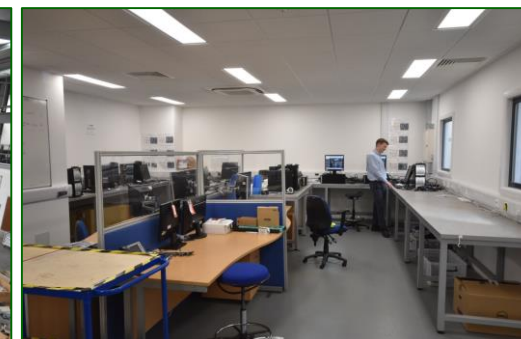
Each party will bear their own legal costs incurred documenting this transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues if applicable. Cost of obtaining Landlord's Consent will be borne equally between the ingoing occupier and the current occupier.

DATE OF ENTRY

To be agreed.

VIEWING & FURTHER INFORMATION

For further information or viewing arrangements, please contact the sole agents.



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