

DM HALL

To Let

Office Premises
with Car Parking

Ground Floor,
23 Abercrombie
Court, Arnhall
Business Park,
Westhill, Aberdeen,
AB32 6FE



94.72 SQM
(1,020 SQ FT)

Property Details

- Modern Office Premises
- Plug & Play option available
- Available on a short-term basis
- EPC A score
- £17,000 per annum

LOCATION

The property is situated within the popular Abercrombie Court development of Arnhall Business Park, which lies approximately 6 miles to the west of Aberdeen's City Centre. Accessed via the A944 route that runs between Aberdeen and Alford and leads directly on to the AWPR, the property is well connected allowing easy access to both the north, east and south of Aberdeen.

DESCRIPTION

The premises comprise the ground floor of a two storey, semi-detached modern office pavilion of steel portal frame and brick construction under a mono-pitched roof that is clad with insulated metal sheeting.

Internally, the property is laid out to provide open plan accommodation with private offices / meeting rooms formed from glazed curtain wall partitioning. The property is finished to a high standard with the specification including:

- Suspended ceiling with recessed LG7 lighting
- Full raised access floors with floor boxes
- Comfort cooling / heating cassettes
- Private Kitchenette
- Intruder alarm

Dedicated car parking is provided with the suite.

Further information is available on request.



Property Details

ACCOMMODATION

The property provides the following accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth edition).

Demise	Accommodation	sq m	sq ft
Ground Floor	Office	94.72	1,020

SERVICES

The property is served with mains supplies of water and electricity, with drainage being to the public sewer.

PROPOSAL

£17,000 per annum

RATING ASSESSMENT

The property is current listed in the valuation roll as having a ratable value of £16,250. The Uniform Business Rate for the year 2024/2025 is 49.8p on the £. Water and wastewater rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of A [11]. Full documentation will be made on request.

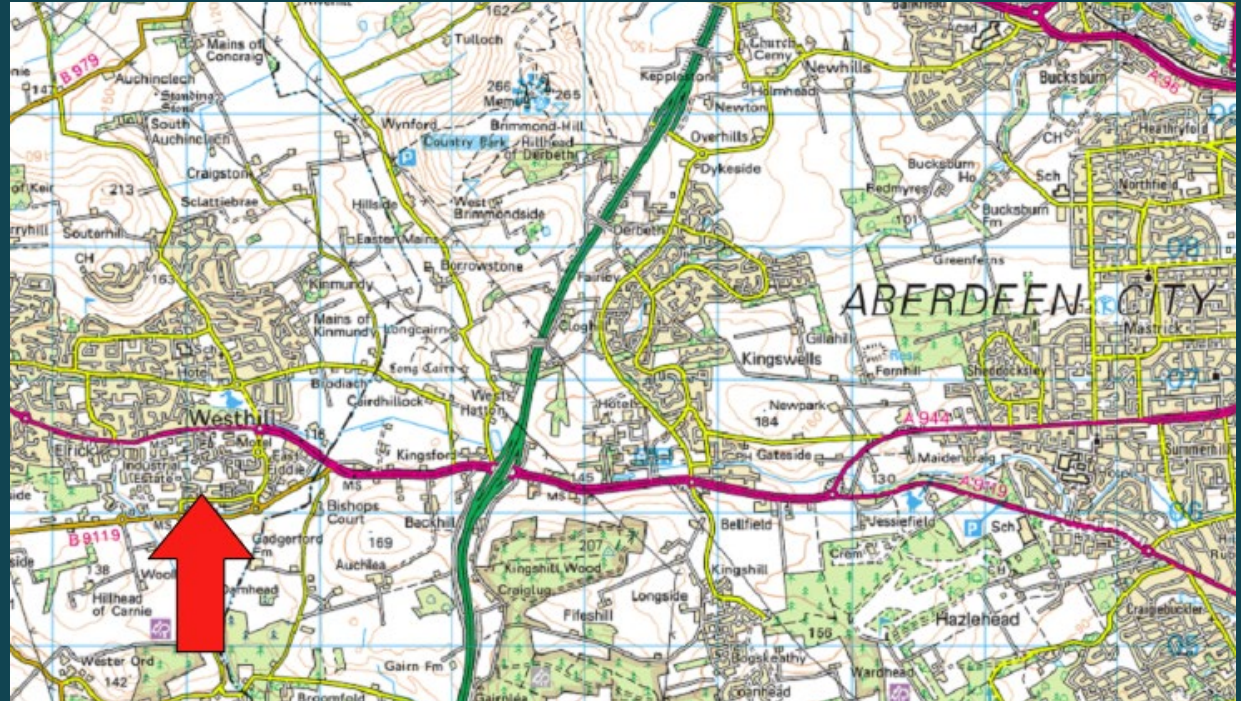
VAT

All prices quoted in this schedule are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own costs. Any incoming tenant/occupier will be responsible for their own legal costs. Any incoming occupier will be responsible for the payment of LBTT and registration dues.

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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