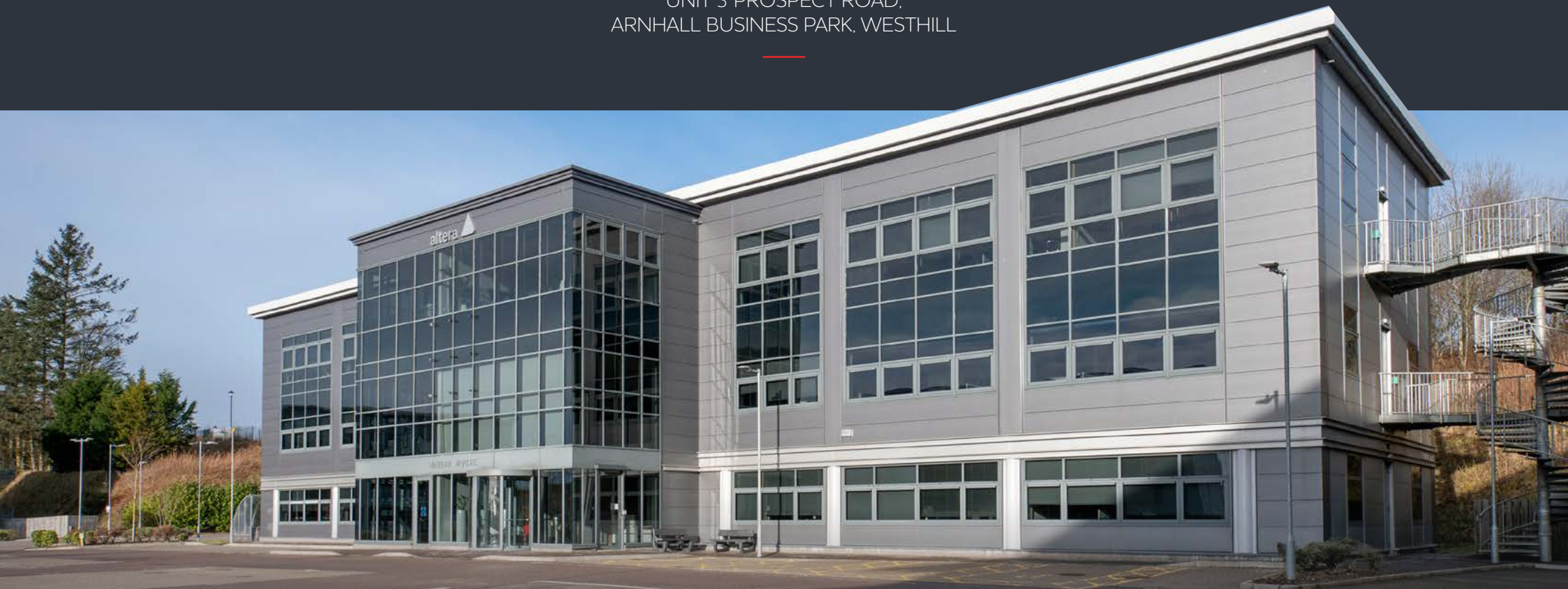




ALTERA HOUSE

UNIT 3 PROSPECT ROAD,
ARNHALL BUSINESS PARK, WESTHILL



TO LET

GRADE 'A' OFFICE HEADQUARTERS
BUILDING WITH CAR PARKING

- 1,745 sq. m (18,785 sq. ft) approx.
- High specification Grade 'A' accommodation
- Excellent transport links (close to AWPR)
- Flexible lease terms
- Exceptional car parking provision of 1 space to 240 sq. ft

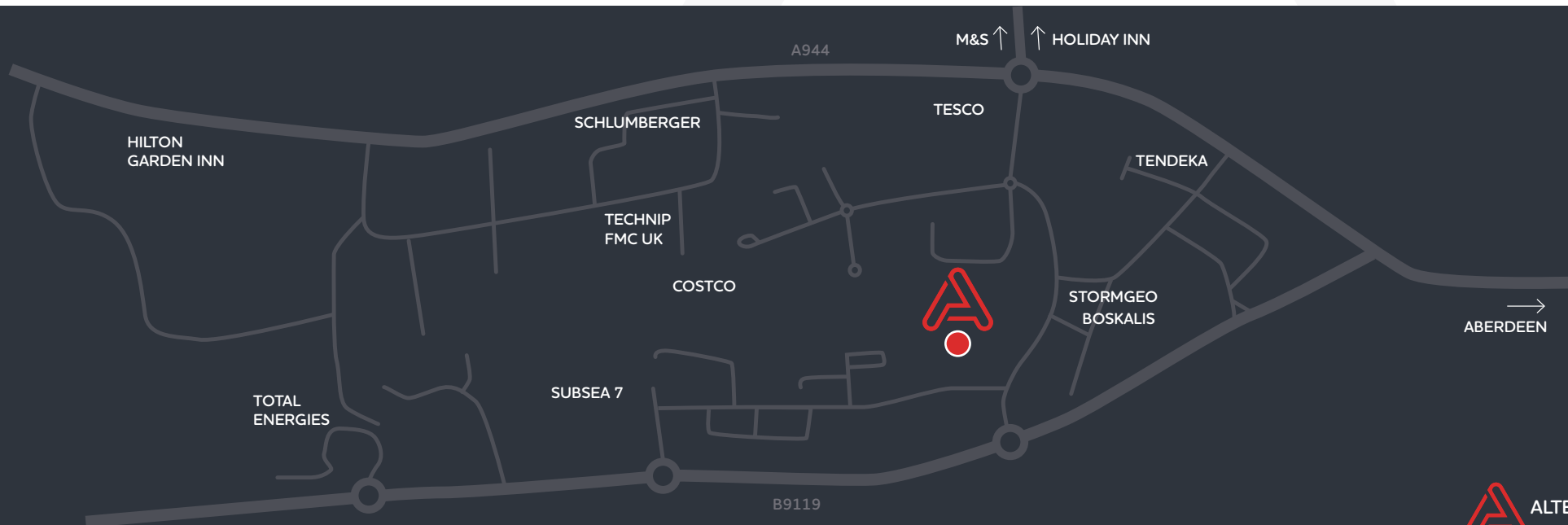
LOCATION

The subject property is situated in Arnhall Business Park, located within Westhill, a well-established satellite town for both residential and business occupiers, just 7 miles west of Aberdeen City Centre and 6 miles south from Aberdeen International Airport. Westhill forms part of the 'Aberdeen Western Office Corridor' and is officially recognised as the "Global Subsea Centre of Excellence" due to its status as the hub of the subsea sector.

A wide range of amenities can be found close by which include a Tesco Superstore, Aldi, Costco, Holiday Inn, Premier Travel Inn, Hampton by Hilton and the Westhill Shopping Centre, anchored by Marks & Spencer's food store.

Arnhall Business Park is accessible from the A944 and the B9119 providing dual carriageway access straight to Aberdeen. The location also benefits from easy access to the Aberdeen Western Peripheral Route (AWPR), via the Kingswells Junction just 1.5 miles away, ensuring easy access to the north and south of the city.

Major occupiers in the vicinity include Subsea 7, Total, Boskalis, StormGeo and TechnipFCM.





TO LET GRADE 'A' OFFICE HEADQUARTERS BUILDING WITH CAR PARKING

SPECIFICATION

High specification throughout including:

- 150mm raised access flooring incorporating floor boxes
- Mix of open plan and cellular office space
- 3 pipe VRV air conditioning
- Energy efficient daylight saving lighting
- Feature reception area
- 8 person passenger lift
- 78 Car parking spaces (1 space: 240 sq. ft.)

FLOOR AREAS

The property has the following approximate Net Internal Floor areas:

	Sq. m	Sq. ft
Ground Floor	592.00	6,370
First Floor	450.00	5,816
Second Floor	613.00	6,599
TOTAL	1,745	18,785



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



LEASE TERMS

Our client is seeking to assign their leasehold interest in property, which is held on Full Repairing and Insuring terms until 31st March 2028. Alternatively, they may consider a sub-lease, either in whole or in part. Further details are available upon request.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B+. A copy of the EPC report is available upon request.

RATEABLE VALUE

An occupier will be responsible for all local authority business rates in relation to amount of space occupied. An estimate can be made upon request.

VAT

Any monies quoted are exclusive of VAT, which may be payable.

LEGAL COSTS

Each party will be available for their own legal costs. The incoming tenant will be responsible for any LBTT and Registration Dues.

VIEWINGS & OFFERS

Strictly by arrangement through the sole letting agent, to whom all offers should be submitted in Scottish Legal form.



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