

TO LET

**Prestigious high quality Office Headquarter Building
with Generous Car Parking**

**Peregrine House, Peregrine Road, Westhill Business Park,
Westhill, Aberdeenshire, AB32 6JL**

- ◆ From 850.89 sq.m (9,159 sq.ft) up to 2,962.66 sq.m (31,890 sq.ft)
- ◆ High quality finishes throughout
- ◆ Open plan layout
- ◆ 116 car parking spaces on site, resulting in a generous ratio of 1 space : 275 sq.ft



01224 644272

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4 Albert Street, Aberdeen AB25 1XQ

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Location

The property is located within Westhill Business Park, an established business location, situated on the west side of Westhill. 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 for the subsea sector.

Westhill is located approximately seven miles west of Aberdeen City Centre on the A944 and 8 miles south west of Aberdeen International Airport. The Aberdeen Western Peripheral Route (AWPR) is approximately one mile east of Westhill, intersecting the main Aberdeen to Westhill providing excellent transport links to the north, west and south of the city.

Westhill has a good provision of hotels, restaurants and retail amenities including a Marks & Spencer, Tesco, Costco and Aldi. Westhill has attracted many major occupiers including; Stewart Milne Group, Subsea 7, Scottish Water, Technip, TAQA, Rever Offshore and Total.

The exact location of the subjects is shown on the undernoted plan.



Description

The premises comprise a modern L-shaped detached office building of steel frame construction, built c. 1998, situated within a well landscaped site with extensive car parking to the front and rear. The accommodation is provided over two floors in a largely open plan layout.

The building was extended in 2016 with over 9,000 sq ft of grade 'A' space being added to the west wing.

The premises benefits from the following specification;

- Attractive reception & waiting area
- 8 person passenger lift
- First floor boardroom with comfort cooling
- Full raised access floors
- Floor boxes
- LG7 lighting
- Double glazed windows
- Staff canteen / kitchen facilities

Important Notice

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. **Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. May 2019
3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. **VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only. April 2020.

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Car Parking

There is extensive onsite car parking providing 116 car parking spaces. This provides an exceptionally good ratio of 1: 275 sq. ft. In the event of a letting of a part of the building the car parking will be allocated on a pro-rata basis.

Floor Areas

We calculate the approximate net internal floor areas of the premises to be as follows:

Description	Sq. m	Sq. ft
Basement (Storage)	32.90	354
Ground Floor	987.30	10,627
First Floor	1,038.10	11,174
Extension	850.89	9,159
Total	2,962.66	31,890

Lease Terms

The accommodation is held on a Full Repairing and Insuring lease until January 2031

Our clients are seeking to assign their leasehold interest in the property. Alternatively, our client may consider a sub-lease of either the whole or part of their accommodation for a negotiable period. Further details upon request.

Service Charge

Depending on the extent of accommodation taken a sub-tenant may be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common areas of the building.

Rateable Value

An occupier will be responsible for payment for all Local Authority Business Rates in relation to the accommodation occupied.

Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction. The incoming sub-tenant shall be responsible for any Stamp Duty Land Tax/LBTT and registration dues, if applicable.

VAT

All prices quoted in this schedule are exclusive of VAT.

Entry

By arrangement, following conclusion of legal formality.

Energy Performance Certificate

The subjects have an EPC rating of E. Full documentation is available on request.

Viewing and Offers

By prior arrangement with the sole letting agent, to whom all formal offers should be submitted in Scottish Legal form.

Contacts

Matthew Park – 01224 415951
matthew.park@knightfrank.com

Eric Shearer – 01224 415948
eric.shearer@knightfrank.com