

TO LET

ElrickHouse

Peregrine Road / Westhill Business Park / Westhill / AB32 6JL

- / Extensively refurbished, flexible office space
- / Negotiable lease terms
- / Available in whole or in part
- / From c.371.6 sq.m (c.4,000 sq.ft) to 1,922.1 sq.m (20,690 sq.ft)

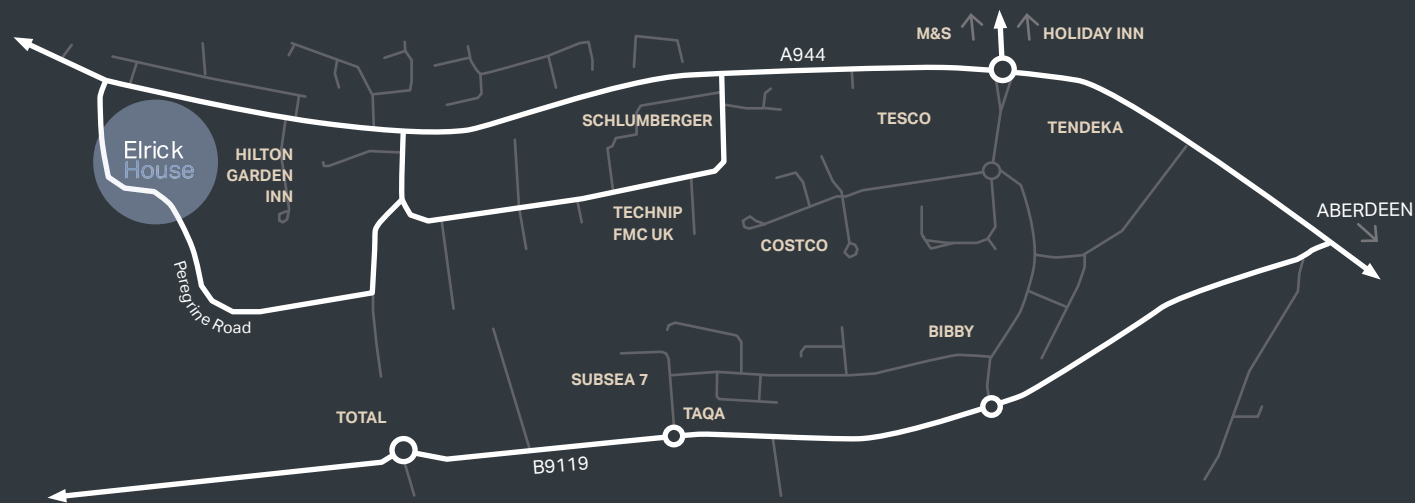


ElrickHouse

Elrick House is situated within the long established Westhill Business Park. Westhill is a globally recognised centre of excellence in the field of subsea engineering, and many companies related to the north sea oil and gas exploration and production industry have a presence in the area.

Elrick House is located on Peregrine Road, in close proximity to its junction with Straik Road (A944). Adjacent occupiers include Trittech International Limited, Schlumberger Oilfield UK PLC, Forum Energy Technologies Limited and IKM Testing UK Limited.

The exact location is shown on the above plan which has been provided for identification purposes only.



Description

Elrick House is a two storey detached office building providing a mix of open plan and cellular accommodation. At present, Elrick House benefits from carpet tiled floor coverings, acoustic tile suspended ceiling with modern luminaries, raised access floors and central heating.

The building is due to undergo a comprehensive refurbishment, and on completion of these works the following specification is to be provided;

- / Flexible open plan office suites (from c.4,000 sq.ft)
- / Carpeted raised accessed floors
- / Suspended ceiling incorporating low energy recessed luminaries
- / Passenger lift
- / Male/female and disabled toilets with shower facilities

An ingoing occupier may have the opportunity to influence the refurbishment specification.

Floor Areas

From c.371.6 sq.m (c.4,000 sq.ft) to 1,922.1 sq.m (20,690 sq.ft)

Car Parking

A total of 101 dedicated parking spaces are available offering an excellent parking ratio of c.1:200 sq ft.

Lease Terms

Our clients are seeking to lease the premises on flexible terms for a period to be agreed. Any medium to long term agreement will require to incorporate provision for upward only rent review at regular intervals. Short term leases will be considered.

Rent

On application.

Service Charge

Should the building be leased in part, then the ingoing occupiers will be responsible for an annual service charge in respect of upkeep, maintenance, repair and servicing of the common internal and external parts of the building and development. A budget can be provided.

Entry

The premises will be available for occupation on completion of the refurbishment in Q1/Q2 2019

Energy Performance Certificate (EPC)

The EPC rating is currently D. However this will be revised after refurbishment. A copy of the certificate can be made available upon request.

VAT

All figures quoted are exclusive of VAT.

Local Authority Rating

Any ingoing tenant will be responsible for all local authority Business Rates liabilities incurred by virtue of their occupation.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting any lease, with the ingoing tenant being responsible for LBTT and Registration Dues.

Further Information

For further information please contact the joint agents.

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