



ENTERPRISE HOUSE

Enterprise Drive, Westhill
Aberdeenshire AB32 6TQ



TO LET / MAY SELL

**HIGHLY SPECIFIED TWO STOREY
DETACHED OFFICE PAVILION**

475.17.00 SQ.M (5,115 SQ.FT)

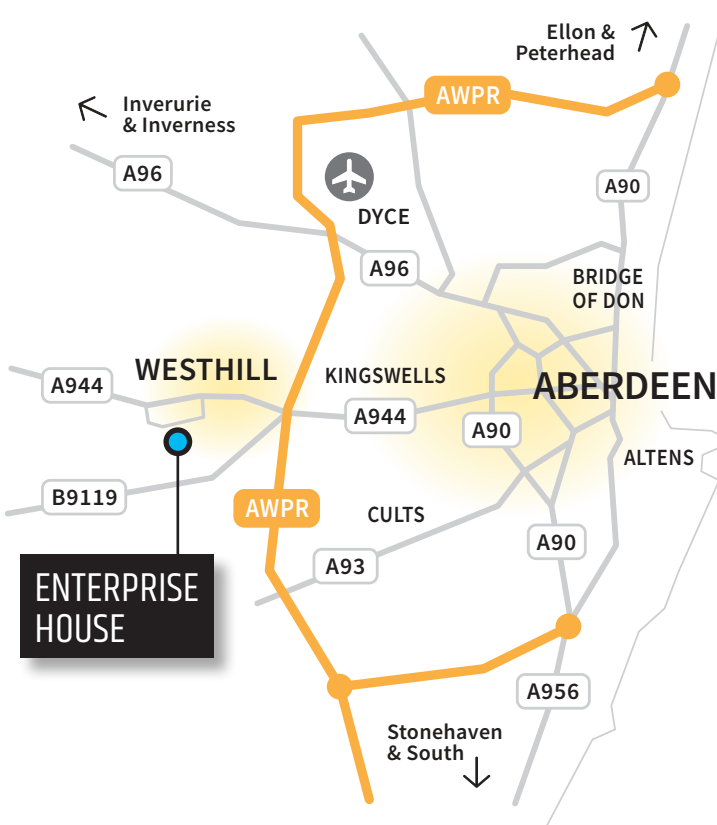
TO 967.00 SQ.M (10,409 SQ.FT)

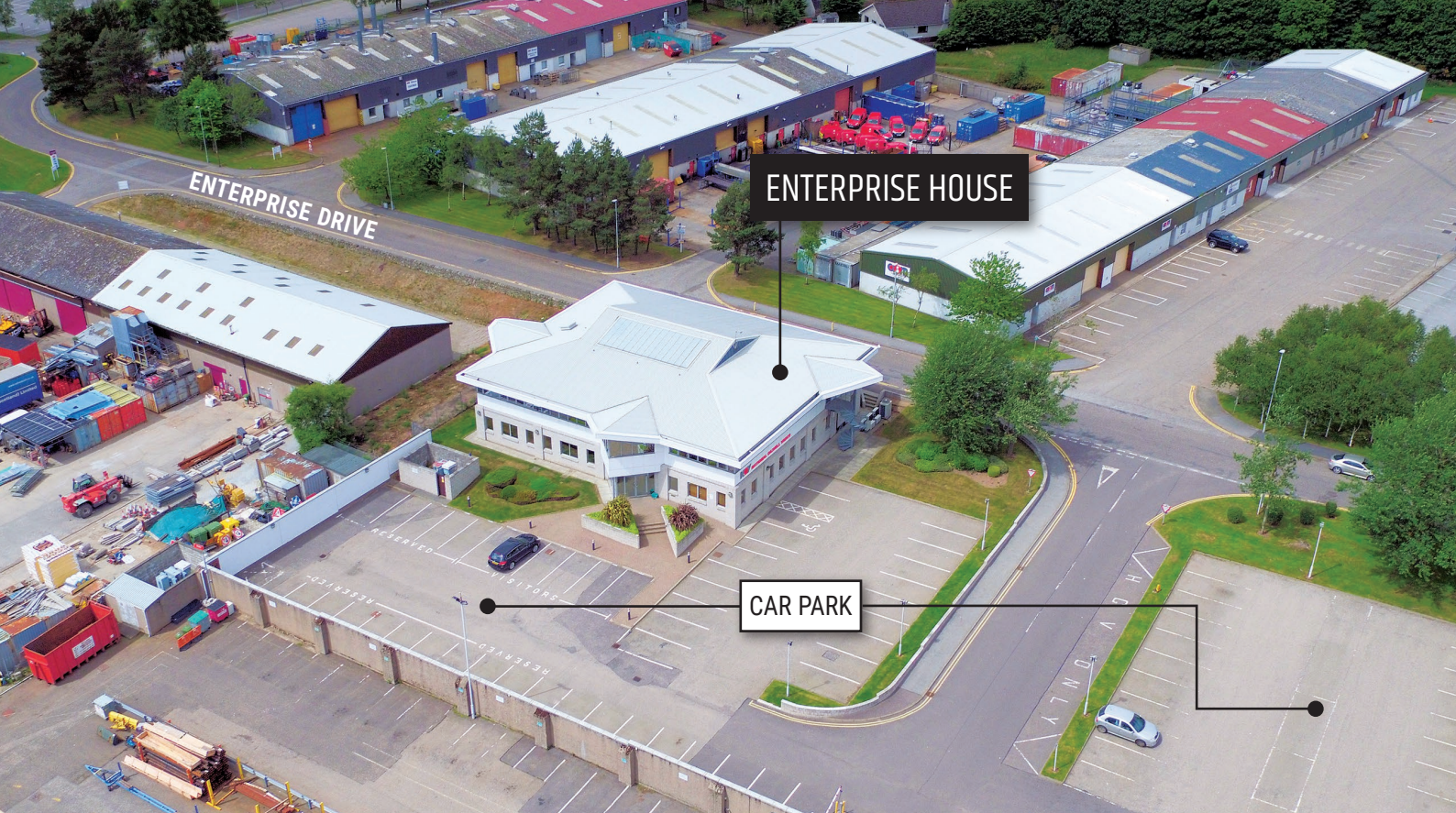
LOCATION

Enterprise House is located within Westhill, approximately 8 miles west of Aberdeen city centre. The property is situated at the west end of Enterprise Drive within Westhill Industrial Estate.

Westhill benefits from excellent accessibility to routes north, south and east to the city centre. The completion of the AWPR (Aberdeen Western Peripheral Route) has improved connectivity between Westhill and Aberdeen, its Airport and harbour, as well as reducing commuter times across the City and Shire.

Surrounding occupiers include Technip, Schlumberger, Chap Construction, JFD Ltd and Bibby Offshore.





DESCRIPTION

Enterprise House is a two storey detached pavilion of steel frame construction. The ground floor walls are blockwork incorporating double glazed windows. The first floor is metal clad with glazed curtain walling above.

Internally, the office benefits from raised access floors and comfort cooling throughout. There is a centrally located lift and each floor has toilet and kitchen facilities. The ground floor includes a reception area and entrance vestibule. Around the perimeter of each floor, plasterboard and glazed partitions have formed a number of private executive offices and meeting rooms, with the central areas offering open plan office space.

There are 88 on site car parking spaces.

FLOOR AREAS

Floor	sq.m	sq.ft
Ground Floor	491.83	5,294
First Floor	475.17	5,115
Total	967.00	10,409

The subjects have been measured in accordance with the RICS Property Measurement 1st Edition (IMPS 3).

LEASE TERMS

The subjects are available as a whole or on a floor by floor basis via a new full repairing and insuring lease. Any medium/long term lease will provide for upward only rent reviews.

RENT AND PURCHASE PRICE

Upon Application.

RATEABLE VALUE

The subjects require to be assessed on occupation.

EPC RATING

The Energy Performance Rating for the property is D.

VAT

All prices quoted in the schedule are exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, as appropriate.

VIEWINGS & OFFERS

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in Scottish legal form.



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