

TO LET PRIME HQ OFFICE BUILDING

ONE WESTPOINT

Westpoint Business Park, Prospect Road, Westhill, Aberdeenshire, AB32 6FE



Key Highlights

- Prime HQ Office
- High Specification
- Prominent Location
- From 999.4 sq.m (10,758 sq.ft) to 4,008 sq.m (43,194 sq.ft)
- 124 parking spaces (1:335 sq.ft)
- Additional multi-storey (182 spaces)

SAVILLS ABERDEEN
5 Queens Terrace
Aberdeen AB10 1XL

+44 (0) 1224 971 111

[savills.co.uk](https://www.savills.co.uk)

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'a' in red and the remaining letters in black. It is positioned on a yellow rectangular background.

Location & Description

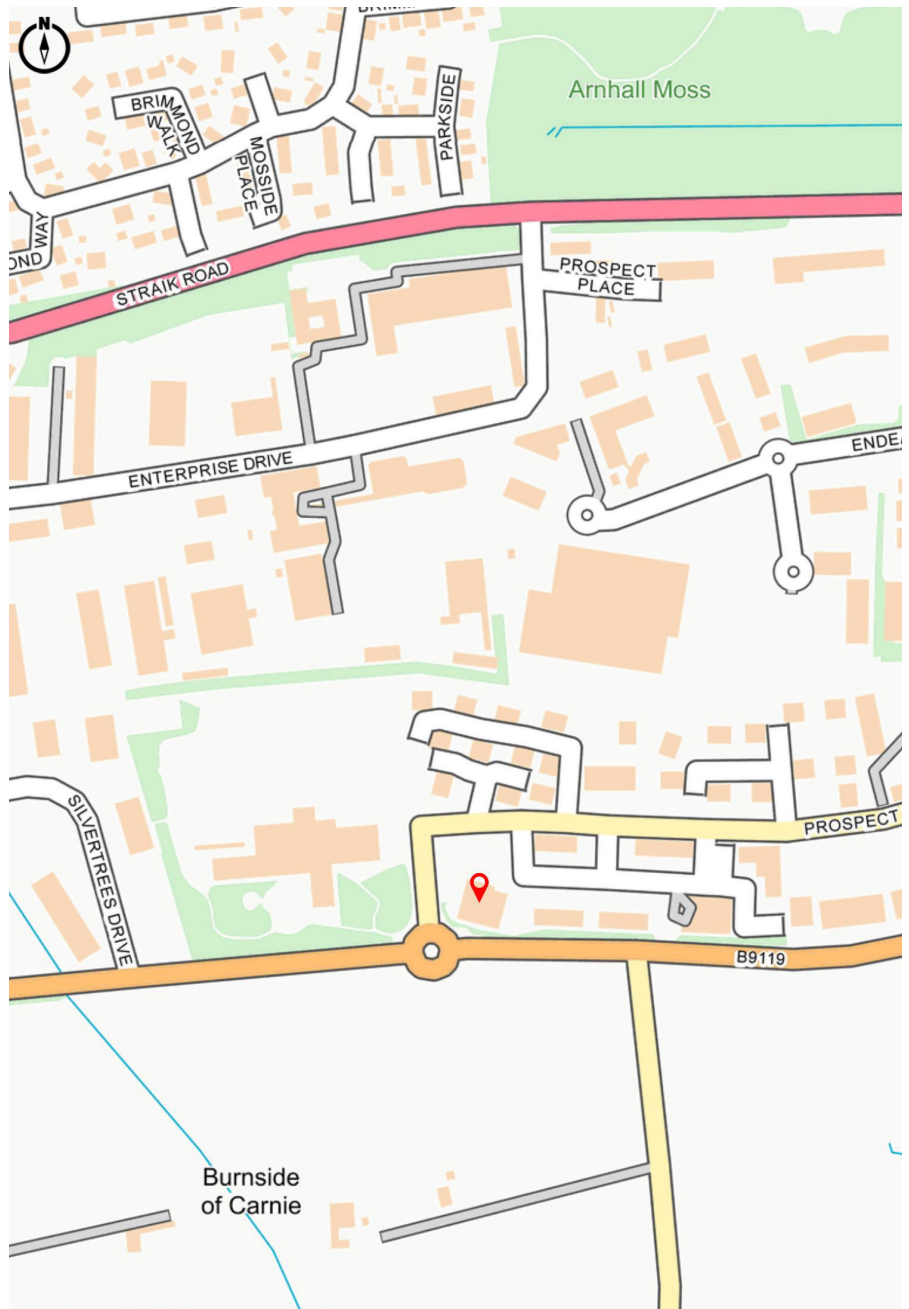
One Westpoint is located in prime position on Westpoint Business Park, in the well-established Arnhall area of Westhill. Westhill (and specifically Arnhall) is recognised as a global Centre of Excellence in the field of subsea engineering, with many industry leading organisations having a presence in the area.

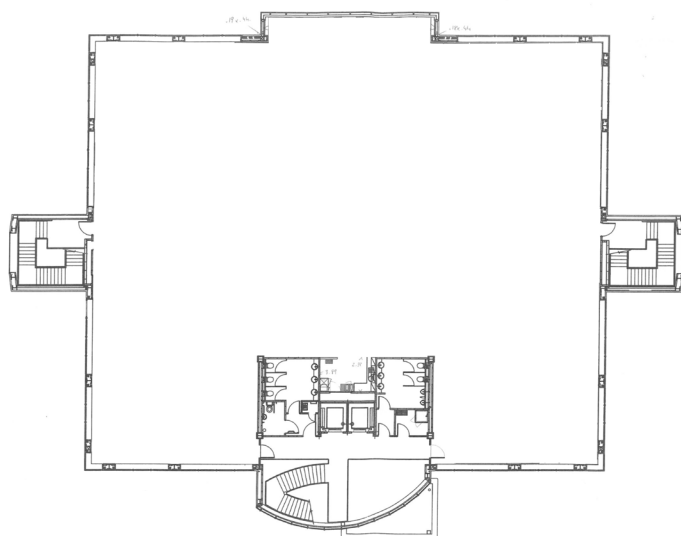
Situated immediately adjacent to the B9119, One Westpoint benefits from high prominence and excellent connectivity. The Aberdeen City Bypass (The Aberdeen Western Peripheral Route or AWPR) is less than one mile East and, since its 2019 completion, it has offered much improved travel times from the North and South of the city. Aberdeen City Centre is some 6 miles to the East via the B9119 and A944.

Neighbouring occupiers include: Subsea 7, Total, Schlumberger and TechnipFMC.

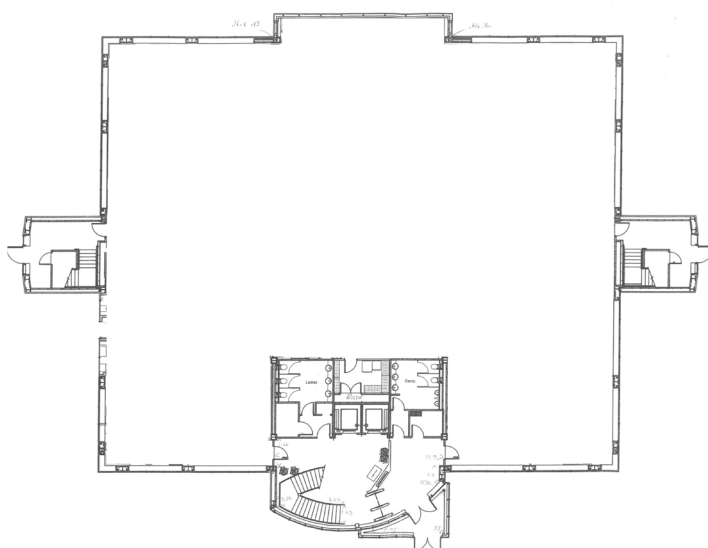
Drive Times

AWPR (A956 Junction)	3 mins
Aberdeen International Airport	9 mins
Dyce	9 mins
Altens	17 mins
Aberdeen City Centre	20 mins
Aberdeen Train Station	20 mins
Bridge of Don	20 mins
Aberdeen Harbour	23 mins





*Typical upper floor layout



*Ground Floor

Description

One Westpoint is a high quality office HQ which was completed in 2007 by award winning local developer, Knight Property Group.

The property provides four floors of predominately open plan office space, arranged around a central core. The configuration of the building enables easy subdivision and flexibility for leasing in whole or part. There are male, female and accessible toilets and showers on each floor and two high speed passenger lifts serve the building.

The landlord intends to undertake comprehensive refurbishment prior to re-letting, and the intention is for the property to be returned to open plan configuration.

Leasing with the fit out remaining is also an option.

Specification highlights include:

- Three pipe VRV comfort cooling throughout,
- Raised access flooring,
- Modern integrated LG7 lighting,
- Male/female and accessible toilets and showers on all floors,
- Extensive tea prep and break out facilities on all floors,
- 2 x 8-person passenger lifts,
- 2.7m ceiling height.

Floor Areas

The property was measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition) and the following areas were derived.

FLOOR	SQ.M	SQ.FT
Ground Floor	1,004.50	10,812
First Floor	1,004.90	10,817
Second Floor	1,004.00	10,807
Third Floor	999.40	10,758
TOTAL	4,012.80	43,194

Multi-Storey Car Park

There is a multi-storey car park located 100m from One Westpoint. This car park offers 182 car parking spaces over 3 levels and is well secured with an electronic barrier system, a key card entry system and 24hr CCTV.

Lease Terms

One Westpoint is available on Full Repairing and Insuring terms and for a negotiable duration. Any medium to long term lease would require to provide for periodic rent review.

The landlords preference is to lease the building in its entirety, but consideration will be given to lettings of whole and part floors.

Rent

Rent upon application.

The multi-storey car park will be available for an additional rent to be agreed.

Service Charge

Should the building be leased to multiple occupiers, then a service charge will be implemented to cover the repair, maintenance and servicing of the internal common and external parts of the building. There is a modest development service charge.

Entry

Immediate, subject to negotiation and completion of refurbishment.

EPC

There is an EPC rating of D.

VAT

VAT will be payable in addition to any monies quoted.

Legal Costs

Each party will be responsible for their own costs incurred in documenting any lease. The tenant will be responsible for LBTT and Registration Dues.

Contact

Strictly by arrangement with the sole letting agents to whom all offers should be submitted in Scottish Legal Form.



Contact

Dan Smith
Dan.smith@savills.com
Tel: 01224 971 111

Kieran Ward
Kieran.ward@savills.com
Tel: 01224 971 111

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | October 2020

savills