

FOR SALE DETACHED OFFICE ACCOMMODATION WITH PARKING AT THE REAR

HILLVIEW HOUSE

Hillview Road, East Tullis Industrial Estate, Aberdeen, AB12 3HB



Key Highlights

- Total floor area 256.79 sq.m (2,764 sq.ft)
- Boasts both open plan and cellular accommodation
- Excellent location which benefits from strong transport links via A956 which connects to both A90 and the AWPR.
- 11 car parking spaces provided to the rear
- Ground and first floors potential to be self-contained.

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 'i' and 'l's having a distinctive shape. The logo is set against a yellow rectangular background.

Location

The property is located on the east side of Hillview Road. By virtue of its location the property benefits from excellent transport links both North and South of the city. The A90 which adjoins the AWPR offers swift road connections to Stonehaven and further South as well as Westhill, Dyce, Bridge of Don and further North. Union Street which is home to Aberdeen's main train and bus terminals is only a short distance to the North.

Surrounding occupiers include: OES Oilfield Services UK, Arnold Clark (Aberdeen), Lidl, STV North and Ethos Energy.

The plan adjacent has been provided for identification purposes only.

Description

Detached two storey office pavilion with car parking to the rear which provides spaces for 11 vehicles. The space benefits from a mix of open plan and cellular accommodation on both ground and first floor levels. There is a main core on both floors where welfare facilities are located. Each floor has the ability of being self-contained. Internally, the premises benefit from carpeted floors and painted and plastered walls. Heating and cooling is by way of a mixture of wall mounted cassettes (ground floor) and integrated comfort cooling (First floor). Perimeter trunking is provided on both floors.

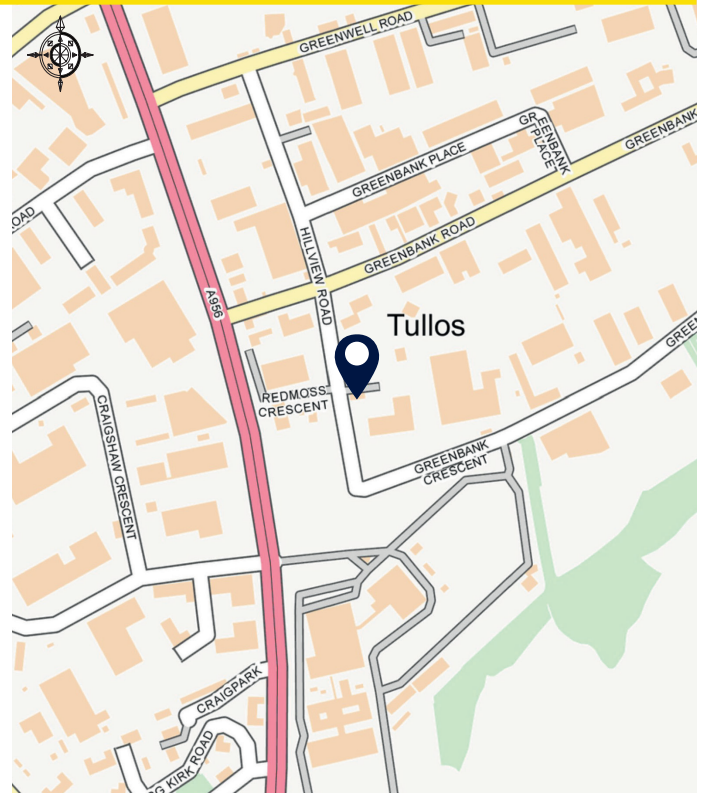
Floor Areas

The property was measured in accordance with Code of Measurement Practice (6th Edition) and the following NIA derived:

FLOOR AREA	SQ FT	SQ M
Ground Floor	129.36	1,392
First Floor	127.43	1,372
Total	256.79	2,764

Price

Our clients are seeking offers over £250,000 exc VAT for the heritable interest (Scottish equivalent of Freehold).



Rateable Value

The property is contained within the Valuation Roll as having a Rateable Value of £38,250 effective from 1st April 2017. Any purchaser would have the right to appeal this figure.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Energy Performance Certificate

The energy performance rating is D. A copy of the EPC report can be provided upon request.

Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the purchaser being responsible for the cost of LBTT and Registration Dues applicable.

Viewings & Offers

Strictly by arrangement with the sole selling agents, to whom all offers should be submitted in Scottish legal form.

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