

TO LET GROUND FLOOR OFFICE SUITE

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# 22 ABERCROMBIE COURT

Prospect Road, Arnhall Business Park, Westhill, AB32 6FE



## Key Highlights

- Open plan office accommodation
- 8 Dedicated parking spaces
- Flexible lease terms available
- NIA - 2,486 Sq. ft (230.95 Sq. m)

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## Location

The property is located on the North side of Abercrombie Court, situated within Arnhall Business Park, Westhill. Located 6 miles to the West of Aberdeen City Centre, Westhill is excellently connected by transport links such as the Aberdeen Western Peripheral Route (A90) and A944. This provides good access to both North and South of Aberdeen. Aberdeen International Airport is only a 5.4 mile drive from Abercrombie Court.

Westhill features a number of amenities that are in close proximity to the suite such as McDonalds, Greggs and Starbucks. There is also a Premier Inn and Holiday Inn located in close proximity to building.

## Description

The subject comprises of a modern open plan office suite, at the ground floor level, located within a two-storey detached office building of steel frame construction under a mono-pitched profile clad roof. The building features is a mixture of brickwork and curtain walling.

The internal specification of the building features suspended acoustic tiled ceilings which incorporate modern LED lighting panels, raised access floors with carpeting and a fully integrated comfort cooling system. The suite also features a full kitchen alongside male and female toilets and a disabled W.C.

## Car Parking

There are 8 dedicated car parking spaces with the suite alongside disabled parking facilities at the front of the building.

## Accommodation

We calculate the following approximate Net Internal Areas (NIA). In accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

FLOOR AREA	DESCRIPTION	SQ FT	SQ M
Ground Floor	Office	2,486	230.95

## Rating

The subject property is currently entered into the valuation roll at £38,500 effective as of 1st April 2023.

## Lease Terms

The subjects are available on the basis of a Full Repairing Insuring Lease on terms to be agreed.

## Rent

Our client is seeking £36,000 per annum for the property.

## VAT

All prices quoted in the schedule are exclusive of VAT

## Entry

Upon Agreement

## EPC

The Subjects have an EPC rating of C

## Legal Costs

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

## Viewings

To arrange a viewing or for further information, please contact the sole letting agents.

## Contact

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