

TO LET NEWLY REFURBISHED, HIGH SPECIFICATION OFFICE BUILDING

PAVILION 3

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



Key Highlights

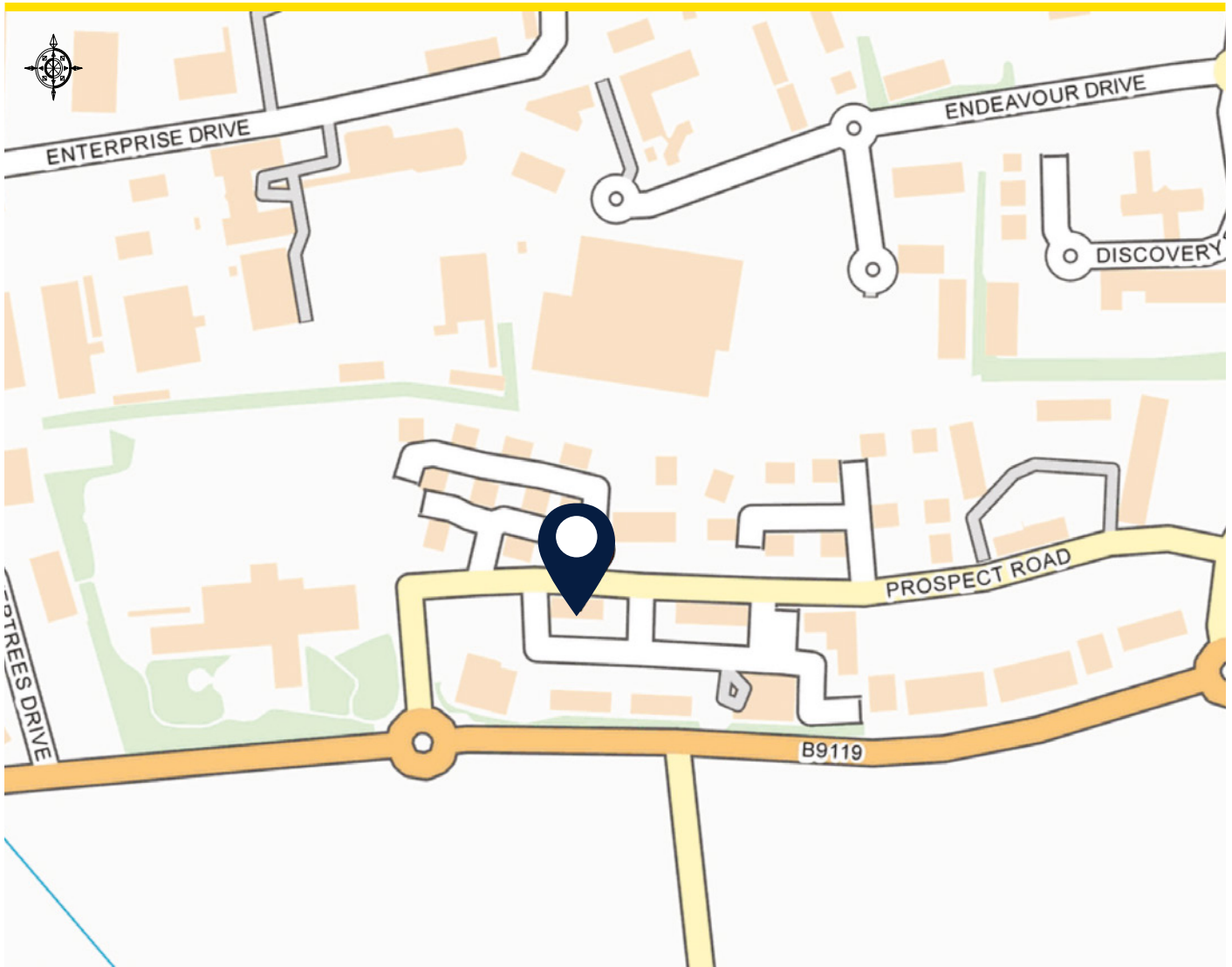
- From 4,154 to 12,570 sq.ft
- Newly and extensively refurbished
- 39 car parking spaces (1:322 sq.ft)
- Available as a whole or on a floor by floor basis

SAVILLS ABERDEEN
37 Albyn Place
Aberdeen, AB10 1YN

+44 (0) 1224 971 111

savills.co.uk

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, positioned within a solid yellow square.



Location

Pavilion 3 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 adjacent to the B9119, Pavilion 3 benefits from high prominence and excellent connectivity. The Aberdeen Western Peripheral Route (A92) 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 Subsea7, Proserv, Boskalis, Total and Technip FMC, and there is a wide range of local amenity in the form of a Tesco Superstore, Marks and Spencer Simply Food Store, Costco Wholesale and a host of smaller independent shops.

Description

The subjects comprise high quality, refurbished office premises arranged over ground, first & second floors.

The office accommodation benefits from the following specification:

- Flexible open plan layouts
- Clear floorplates (no column interference)
- 3-pipe VRV heat recovery air conditioning
- Raised access floor
- LED lighting
- New floor coverings
- Tea prep stations on each floor with integral white goods
- Voice and data cabling throughout

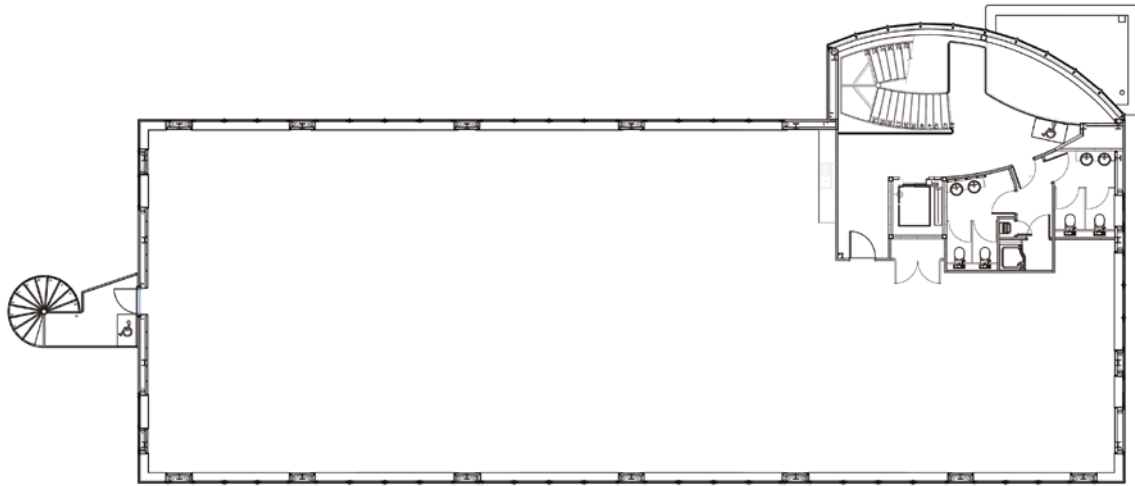
There is an 8-person, DDA compliant passenger lift, which serves each floor, and the building benefits from 39 car parking spaces (1:322 sq.ft).

SAVILLS ABERDEEN
37 Albyn Place
Aberdeen, AB10 1YN

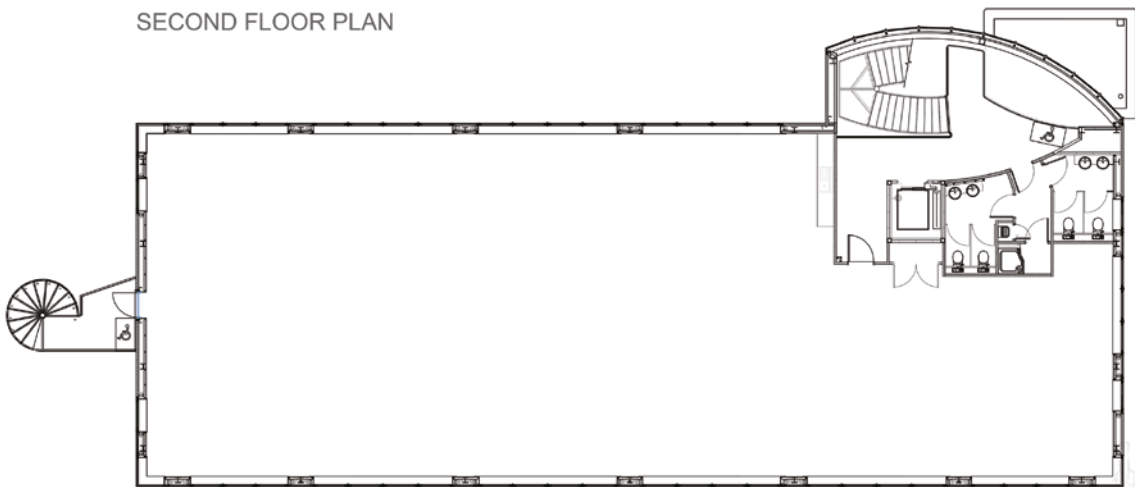
+44 (0) 1224 971 111

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

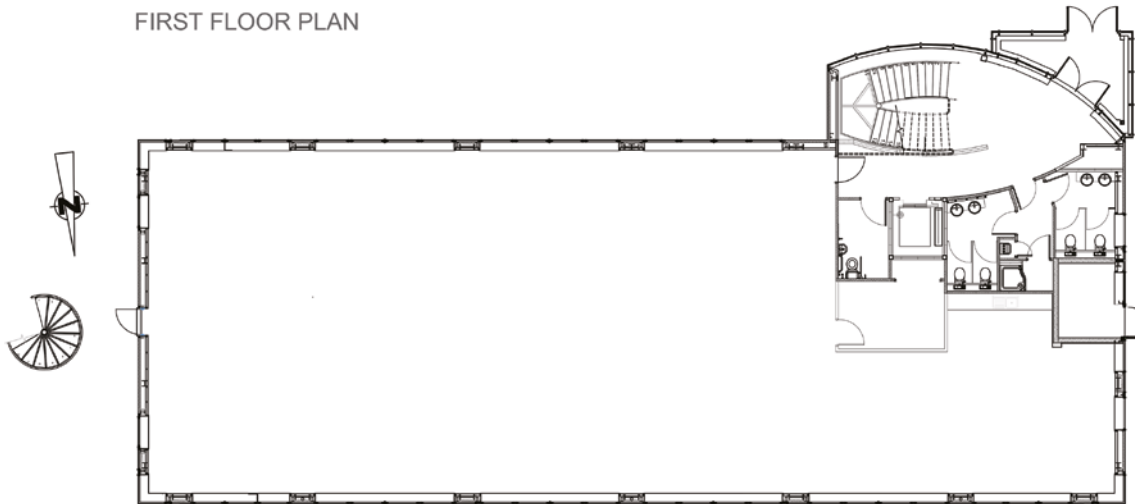
savills



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Rateable Value

The property is contained in the Valuation Roll with a Rateable Value of £196,000, effective from 1 April 2023.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) and extend to the following net internal areas

FLOOR AREA	SQ FT	SQ M
Ground floor	385.9	4,154
First floor	390.9	4,208
Second floor	390.9	4,208
Total	1167.7	12,570

Lease Terms

The property is available to let on full repairing and insuring terms, either as a whole or on a floor by floor basis.

Further information is available on request.

Rent

£16 per sq.ft

Energy Performance Certificate (EPC)

The building has an EPC rating of C.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs in relation to this transaction. The incoming tenant will be responsible for any LBTT and Registration Dues, if applicable.

Viewings & Further Information

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

Contact

Dan Smith
+44 (0) 1224 971 111
dan.smith@savills.com

Ben Clark
+44 (0) 1224 971 111
ben.clark@savills.com

Arron Finnie
+44 (0) 1224 588866
arron.finnie@ryden.co.uk

Thomas Codona
+44 (0) 1224 588866
thomas.codona@ryden.co.uk

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 | April 2024

savills