

TO LET HIGH QUALITY, MODERN OFFICE ACCOMMODATION

PAVILION 6, GROUND FLOOR

Kingshill Business Park, Westhill, AB32 6FL



Key Highlights

- Located in the prestigious Kingshill Business Park
- Located within close proximity to the A90
- High specification office accommodation.
- 4,206 Sq.ft (390.8 Sq. m)
- Strong mix of local amenity

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Location

The satellite town of Westhill has a population in excess of 10,000 and is situated approximately 10 kilometres (6 miles) west of Aberdeen city centre on the A944.

The Aberdeen Western Peripheral Route (A90) is a short distance east of Kingshill Park, ensuring easy access throughout the city. Equidistant to the North, South and Centre of Aberdeen, Westhill provides the optimum location for business and for commuting. Westhill offers a full range of outstanding amenities for both the residential and working population. Shopping facilities include a Tesco Superstore, Marks and Spencer Simply Food Store, Aldi Supermarket, Costco Wholesale, along with a number of smaller shops located within the central shopping centre. These retail uses are supplemented by the Kingshill Commercial Park retail scheme. Westhill boasts one of the top secondary schools in Aberdeenshire, along with 3 primary schools and a number of nurseries. Close by is a new state of the art medical centre with chemist. A selection of hotels, bars and restaurants can also be found in the town.

Description

Pavilion 6 is a modern detached office building of steel portal frame construction. The subject comprises a modern, self-contained office premises arranged over the ground floor of the pavilion. The accommodation benefits from the specification seen below:

Specification

- Open plan office space
- 150mm raised access floor
- 2.7m floor to ceiling height
- 3 pipe VRV heat recovery air conditioning
- Photovoltaic roof panels generating electricity
- LED Lighting throughout

Accommodation

FLOOR AREA	SQ FT	SQ M
Office	4,206	390.80

Rent

£23 Sq. ft

Lease Terms

The properties are available to let on full repairing and insuring terms.

VAT

All monies quoted are exclusive of VAT which may be payable.

Business Rates

The demise is entered in to the valuation roll at £67,000

EPC

A copy of the energy performance certificate can be provided upon request.

Legal Costs

Each party will bear their own legal costs. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable.

Entry

On conclusion of legal missives.

Viewings & Offers

Viewing is strictly by arrangement with the letting agents to whom all offers should be submitted in Scottish Legal Form.

Contact

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