

TO LET

# Unit 6E

Westhill, Aberdeenshire

### **High Specification Commercial Unit**

comprising office and workshop space with 7 car parking spaces. 232.26sq.m (2,500sq.ft.)



#### LOCATION

The commercial unit will occupy a highly prominent gable end position on Venture Drive within a parade of 5 high quality commercial units, across from the new Wickes store.

The Aberdeen Western Peripheral Route (AWPR) is less than 1.5 miles to the west. The prominent unit offers a unique opportunity to secure a modern warehouse within the prime commercial area of Westhill. The wider development accommodates numerous energy companies, trade counter retailers, supermarkets, hotels, drive thrus and adjacent will be a new Wickes store due to open in August 2024.

#### **NEARBY**



**7.2** miles to airport



**0.6** miles to Costco



**6.7** miles to train station



Unit 6E

Adjacent to cycle route and bus stop



**0.5** miles to Tesco Superstore



**1.5** miles to AWPR



**0.4** miles to petrol station



**0.1** miles to EV Charging



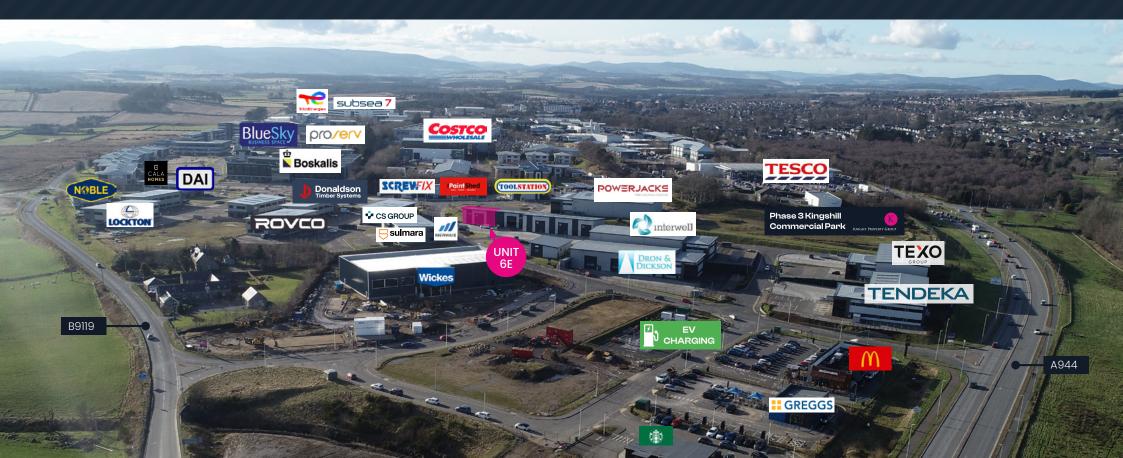
**6.6** miles to city centre



**0.1** miles to Starbucks, Greggs & McDonalds



**0.8** miles to M&S Simply Food & Aldi





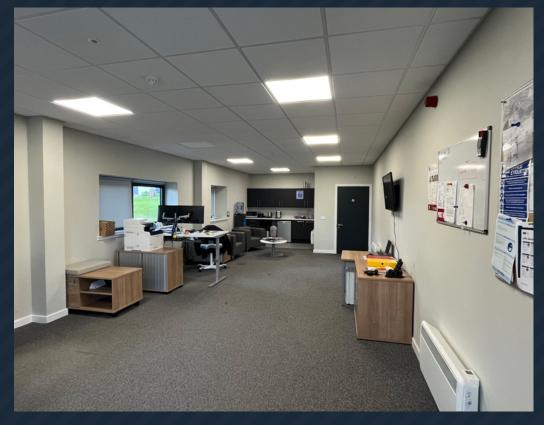
#### **SPECIFICATION**

- + Full height warehouse with eaves height of 7m at the front, 6m at rear
- + 1 x electric roller shutter door
- + LED lighting
- + Staff welfare facilities

- + Concrete yard with 7 parking spaces including 1 disabled
- + Cycle store
- + EPC "C"

#### **ACCOMMODATION**

Area	sq.m	sq.ft
Office	60.4	650
Workshop	171.9	1,850
Total	232.3	2,500







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#### **RATEABLE VALUE**

The unit current has a rateable value of £24,000 effective from 1st April 2023. Any occupier will have a right of appeal.

#### **ENERGY PERFORMANCE CERTIFICATE**

EPC rating C.

#### **RENT**

£40,000 pa.

#### **LEASE TERMS**

The unit is available to let on full repairing and insuring terms. Further information is available on request from the letting agent.

#### VAT

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

#### **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.



**VIEWINGS & OFFERS** 

Please contact the letting agents:



#### **Claire Herriot**

E. claire.herriot@savills.com

M. 07967 762286

#### Ben Clark

E. ben.clark@savills.com

M. 07890 909447



#### Paul Richardson

E. paul.richardson@ryden.co.uk

M. 07789 986141

#### Daniel Stalker

E. daniel.stalker@ryden.co.uk

M. 07887 751090