

# Suite 1, First Floor Seabrokers House

Westpoint Business Park, Westhill, AB32 6FE

HIGH SPECIFICATION  
OFFICE SUITE WITH  
EXCELLENT CAR  
PARKING PROVISION



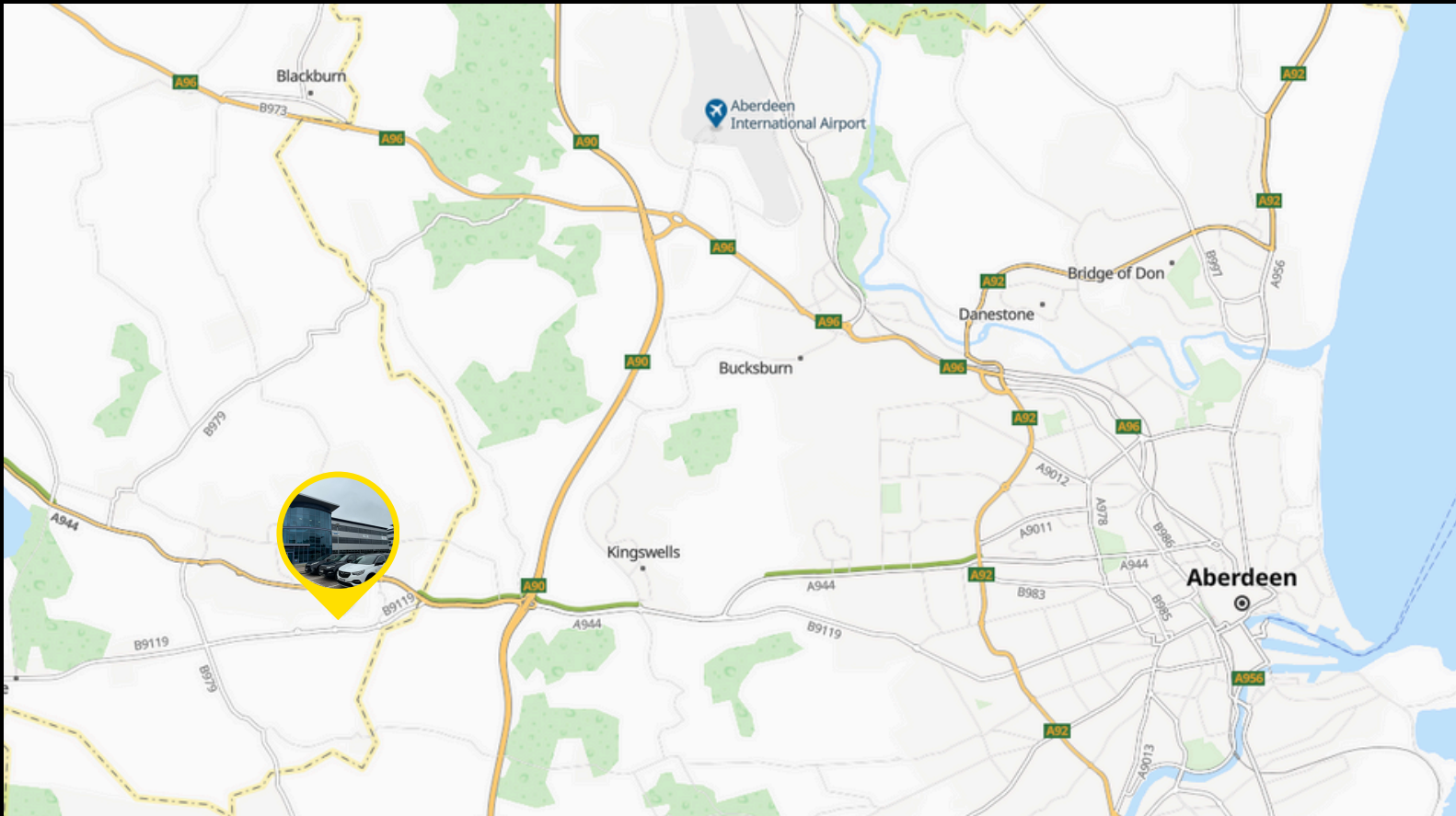
## Key Highlights

- 316 Sq. m (3,401 Sq. ft)
- 11 car parking spaces (1:309 sq.ft)
- EPC rating of 'A'
- £55,000 Per annum

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## LOCATION

Seabrokers House 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.

The Aberdeen Western Peripheral Route (A90) 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, TotalEnergies and Borr Drilling. 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.

## ACCOMODATION

FLOOR AREA	SQ FT	SQ M
Suite 1	3401	316
<b>TOTAL</b>	<b>3401</b>	<b>316</b>



## DESCRIPTION

The subjects comprise high quality, refurbished office premises located on the first floor.

The office accommodation benefits from the following specification:

- 3-pipe VRV heat recovery air conditioning
- Raised access floor
- LED lighting
- New floor coverings
- Modern Kitchen space

There is a DDA compliant passenger lift, which serves each floor of the building, and the suite benefits from 11 car parking spaces (1:309 sq.ft).

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## LEASE TERMS

The property is available to let on full repairing and insuring terms.

Common internal and external repair, maintenance and servicing is dealt with by way of a service charge.

Further information is available on request.

## Legal Costs

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

## RENT

£55,000 Per annum

## VAT

All figures quoted are exclusive of VAT.

## RATEABLE VALUE

The property is contained in the Valuation Roll with a Rateable Value of £53,000 effective from 1 April 2023.

## Energy Performance Certificate (EPC)

The property has an EPC rating of 'A'

## CONTACTS

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