

NEWLY REFURBISHED
OFFICE PAVILION



ENERGY PERFORMANCE RATING "A"

10 CAR PARKING SPACES

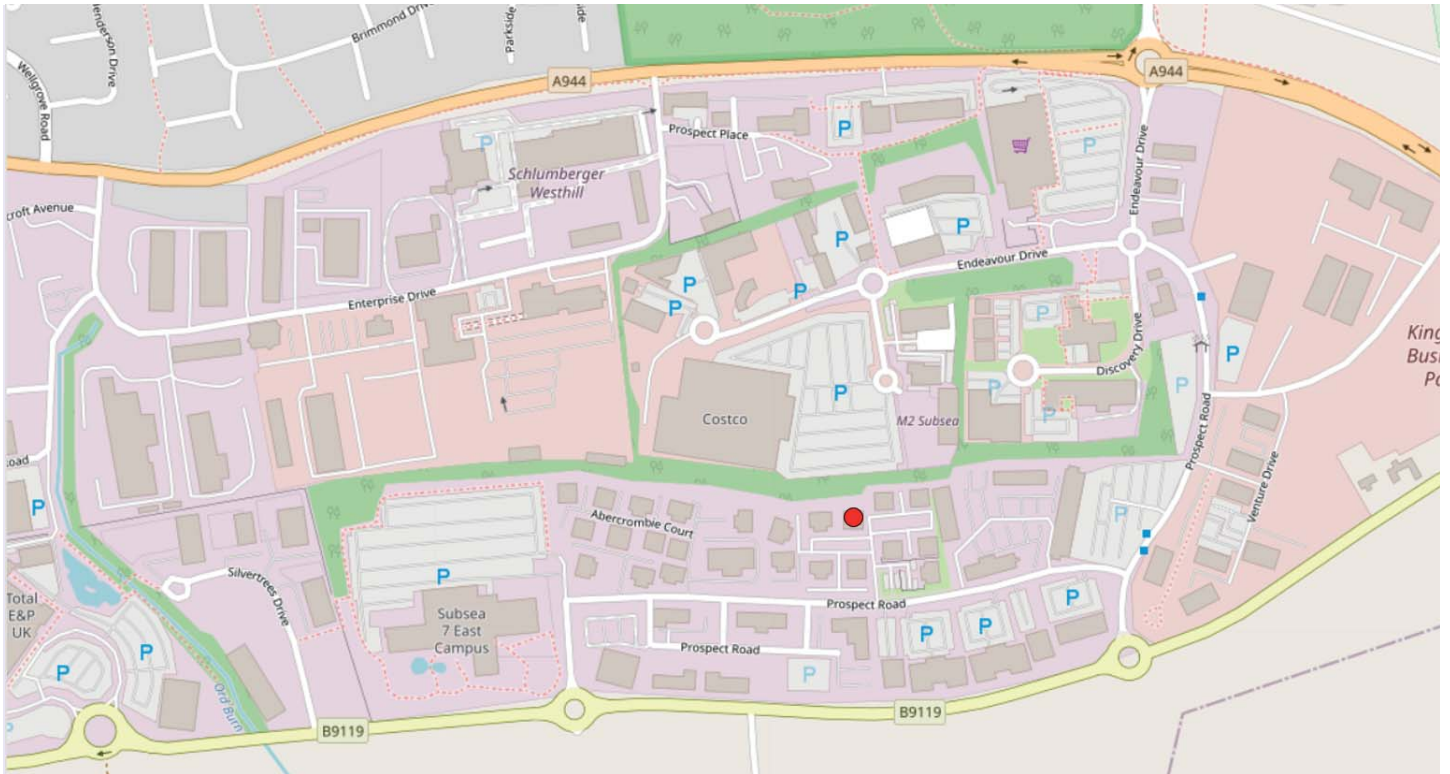


TO LET Unit 11, Abercrombie Court

Westhill, Aberdeenshire, AB32 6FE | 200.19 sq.m (2,156 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



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LOCATION

Westhill is situated approximately 6 miles west of Aberdeen City Centre and is widely recognised as a global centre of excellence for subsea engineering. The town has been subject to significant commercial development in recent years and is well served by local amenities including the recently expanded Westhill Shopping Centre.

The building is located in Abercrombie Court, a commercial office development which completed in 2012. The development is situated in the heart of the commercial activity adjacent to the A944. It is therefore well positioned to benefit from the Aberdeen Western Peripheral Route linking the north and south of the City.

Surrounding occupiers include Vulcan Completion Products, JAS Forwarding (UK) Limited, Global Underwater Hub, Marks & Clerk, Abercrombie Dental, Balfour Beatty and Subsea 7.

Drive Times

AWPR (A956 Junction)	3 mins
Aberdeen International Airport	9 mins
Dyce.....	9mins
Altens.....	17 mins
Aberdeen City Centre	20 mins
Aberdeen Train Station	20 mins
Bridge of Don	20 mins
Aberdeen Harbour	23 mins

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DESCRIPTION

The newly-refurbished accommodation comprises a two storey, self-contained, semi-detached office building of steel frame and concrete block construction and which benefits from a modern specification to include the following:-

- Open plan office areas with partial fit out
- Suspended ceilings with recessed LED light fitments
- Full raised access floors
- Comfort cooling cassettes
- WC facilities
- Lift access (DDA compliant)
- Intruder alarm
- Fully carpeted office areas and tiled lobbies

There are 10 designated on-site car parking spaces (including 1 disabled space).

FLOOR AREAS

The property has been measured in accordance with The RICS Code of Measuring Practice (Sixth Edition) and following approximate areas calculated:-

Ground Floor	95.91 sq.m	1,033 sq.ft
First Floor	104.28 sq.m	1,123 sq.ft
Total Floor Area	200.19 sq.m	2,156 sq.ft

RENT

On application.

RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £34,750.

RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

SERVICE CHARGE

The ingoing tenant will be responsible for the payment of a service charge in relation to the maintenance, repair, servicing and management of the common parts of the development.

LEASE TERMS

The accommodation is available on Full Repairing and Insuring terms for a negotiable duration.

EPC

A 11.

Copy available on request.

VAT

VAT will be payable at the standard rate on all monies due under the lease.

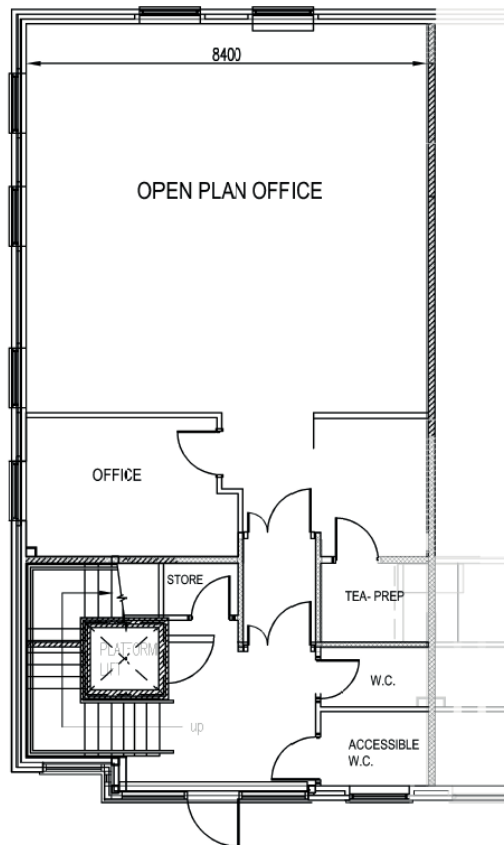
LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of a lease. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

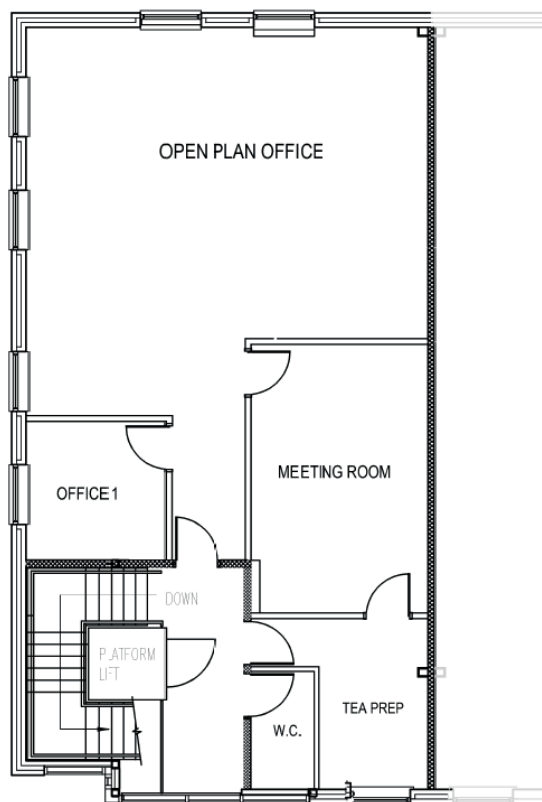


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GROUND FLOOR PLAN



FIRST FLOOR PLAN

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.



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