

TO LET / FOR SALE

ONE WESTPOINT



Westpoint Business
Park Prospect Road
Westhill, Aberdeen
AB32 6FE

- > Prime HQ Office
- > High Specification
- > Prominent Location
- > From c. 464.5 sq.m (c.5,000 sq.ft) to 4,012.80 sq.m (43,194 sq.ft)
- > 129 parking spaces (1:335 sq.ft)





Location

One Westpoint 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 immediately adjacent to the B9119, One Westpoint benefits from high prominence and excellent connectivity. The Aberdeen City Bypass (The Aberdeen Western Peripheral

Route or AWPR) 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: Subsea 7, Total, Schlumberger and TechnipFMC.

Drive Times

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



The landlord proposes to undertake comprehensive refurbishment prior to re-letting

Description

One Westpoint is a high quality office HQ which was completed in 2007 by award winning local developer, Knight Property Group.

The property provides four floors of predominately open plan office space, arranged around a central core. The configuration of the building enables easy subdivision and flexibility for leasing in whole or part. There are male, female and accessible toilets and showers on each floor and two high speed passenger lifts serve the building.

The landlord proposes to undertake comprehensive refurbishment prior to re-letting, and the intention is for the property to be returned to open plan configuration.

Specification highlights include:

Three pipe VRV comfort cooling throughout	Raised access flooring	Modern integrated LG7 lighting
Male/female and accessible toilets and showers on all floors	2 x 8-person passenger lifts	Extensive tea prep and break out facilities on all floors
	2.7m ceiling height	



Floor Areas

The property was measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition) and the following areas were derived:

Floor	SQ.M	SQ.FT
Ground Floor	1,004.50	10,812
First Floor	1,004.90	10,817
Second Floor	1,004.00	10,807
Third Floor	999.40	10,758
TOTAL	4,012.80	43,194

Floors can be split to suit occupiers requirements.



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GROUND



FIRST

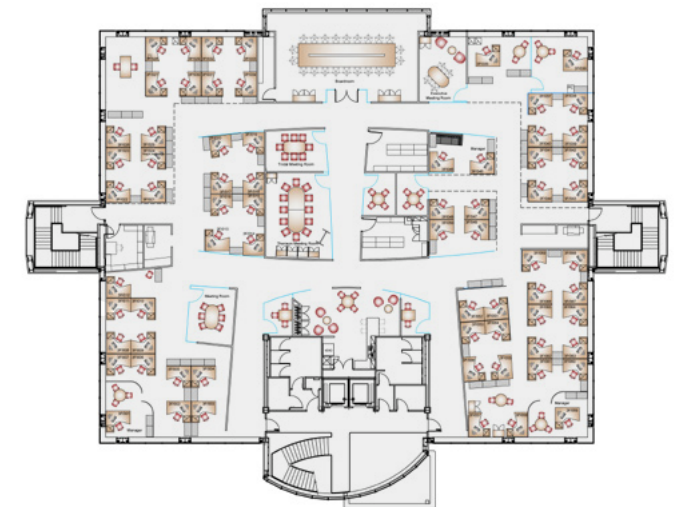
Indicative Floor Plans



SECOND



THIRD





Lease / Sale Terms

One Westpoint is available on Full Repairing and Insuring terms and for a negotiable duration. Any medium to long term lease would require to provide for periodic rent review. A sale would also be considered.

There is a currently a lease to a charity which limits the rated liability and they pay for the usage of any utilities. The charity can vacate with one month notice or can continue to stay on should the purchaser wish.

There is an agreement in principle with Regus on the ground and first floors - further details can be provided.

Rent / Price

On application.

Sale

The owner would also be prepared to consider a sale of the building in it's entirety.

Service Charge

Should the building be leased to multiple occupiers, then a service charge will be implemented to cover the repair, maintenance and servicing of the internal common and external parts of the building.

There is a modest development service charge.

Entry

Immediate, subject to negotiation and completion of refurbishment.

EPC

There is an EPC rating of D. This can be improved on refurbishment.

VAT

VAT will be payable in addition to any monies quoted.

Legal Costs

Each party will be responsible for their own costs incurred in documenting any lease. The tenant will be responsible for LBTT and Registration Dues.



Contact

Strictly by arrangement with the joint letting agents to whom all offers should be submitted in Scottish Legal Form.



Dan Smith

t. 01224 971134 / e. dan.smith@savills.com

Ryden

Arron Finnie

t. 01224 588866 / e. arron.finnie@ryden.co.uk



Graeme Nisbet

t. 01224 597532 / e. graeme.nisbet@fgburnett.co.uk

Hollie Stevenson

t. 01224 597533 / e. hollie.stevenson@fgburnett.co.uk

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