



MODERN OFFICE PAVILION - INVESTMENT OPPORTUNITY
WITH 10 CAR PARKING SPACES

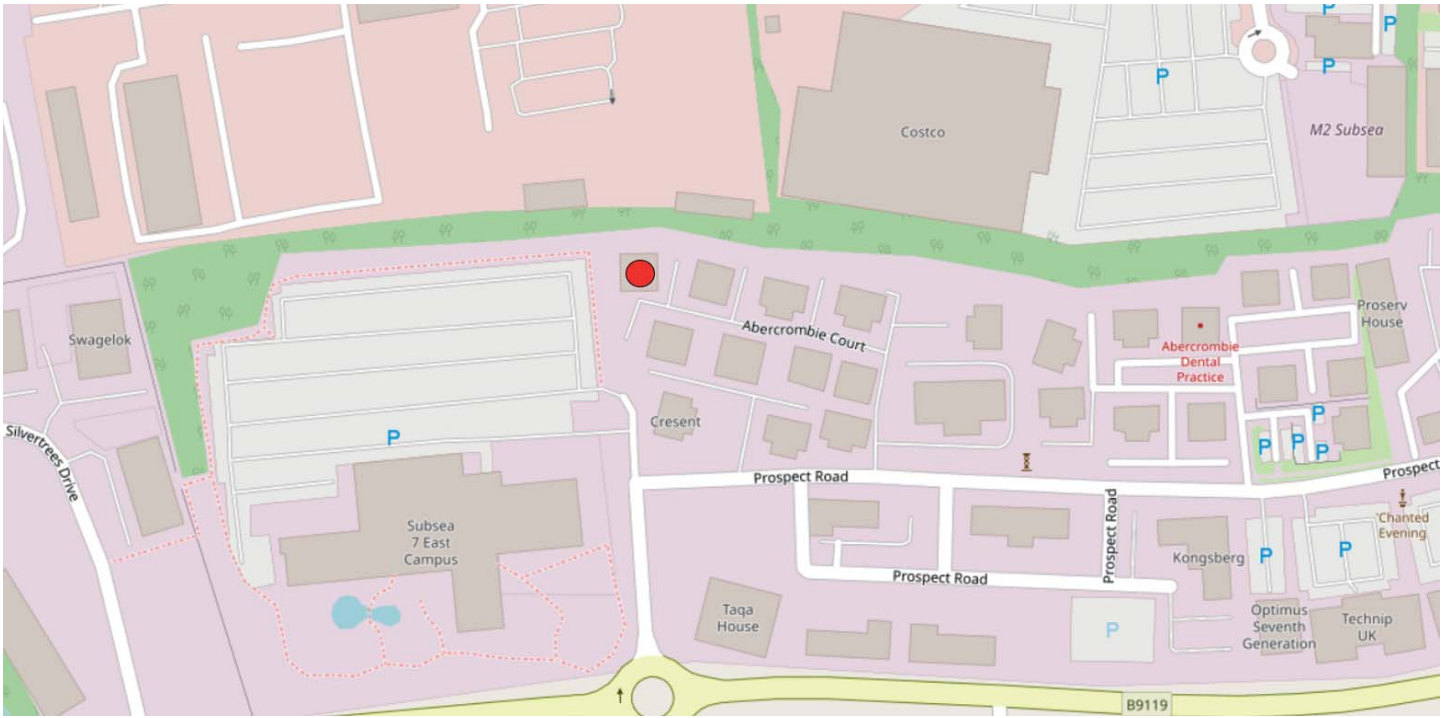


FOR SALE
Unit 26, Abercrombie Court

Westhill, AB32 6FE | 205.5 sq.m (2,212 sq.ft)

To request a viewing call us on 01224 572661

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MODERN OFFICE PAVILION WITH 10 CAR PARKING SPACES

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 and the 86-bed Holiday Inn.

The building is located in Abercrombie Court, a development which completed in 2012. The development is situated 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.

Westhill benefits from a wide range of local amenities such as; Costco, Tesco, Holiday Inn, Premier Inn and a shopping centre with a wide variety of tenants.

Surrounding occupiers include Yokogawa, Vulcan Completion Products, Technip, Abercrombie Dental Practice, Marks & Clerk and Subsea 7.

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

DESCRIPTION

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

- Partial fit out
- Suspended ceiling with recessed LG7 lighting
- Full raised access floors with floor boxes and Cat 6 cabling
- Comfort cooling / heating cassettes
- WC facilities
- Lift access (DDA compliant)
- Intruder alarm
- Fully carpeted with tiled shared entrance lobby

There are 10 designated on-site car parking spaces

FLOOR AREAS

The property has been measured in accordance with IPMS3 and the following approximate areas derived:-

Ground Floor	95.4 sq.m	1,027 sq.ft
First Floor	110.10 sq.m	1,185 sq.ft
Total	205.50 sq.m	2,212 sq.ft



PRICE

On application.

RATEABLE VALUE

The Rateable Values effective from 1 April 2023 are:-

Ground floor £16,000

First floor £18,750

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

TENANT/LEASE

The property is leased to Alatas UK Limited until 10 July 2024 on full repairing and insuring terms at a rent of £35,000 per annum.

EPC

C(40). Copy available on request.

VAT

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

ENTRY

Given the short term nature of the lease, there is opportunity for either an investor or owner occupier.

VIEWING & OFFERS

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

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