



MODERN OFFICE SUITES  
26 CAR PARKING SPACES

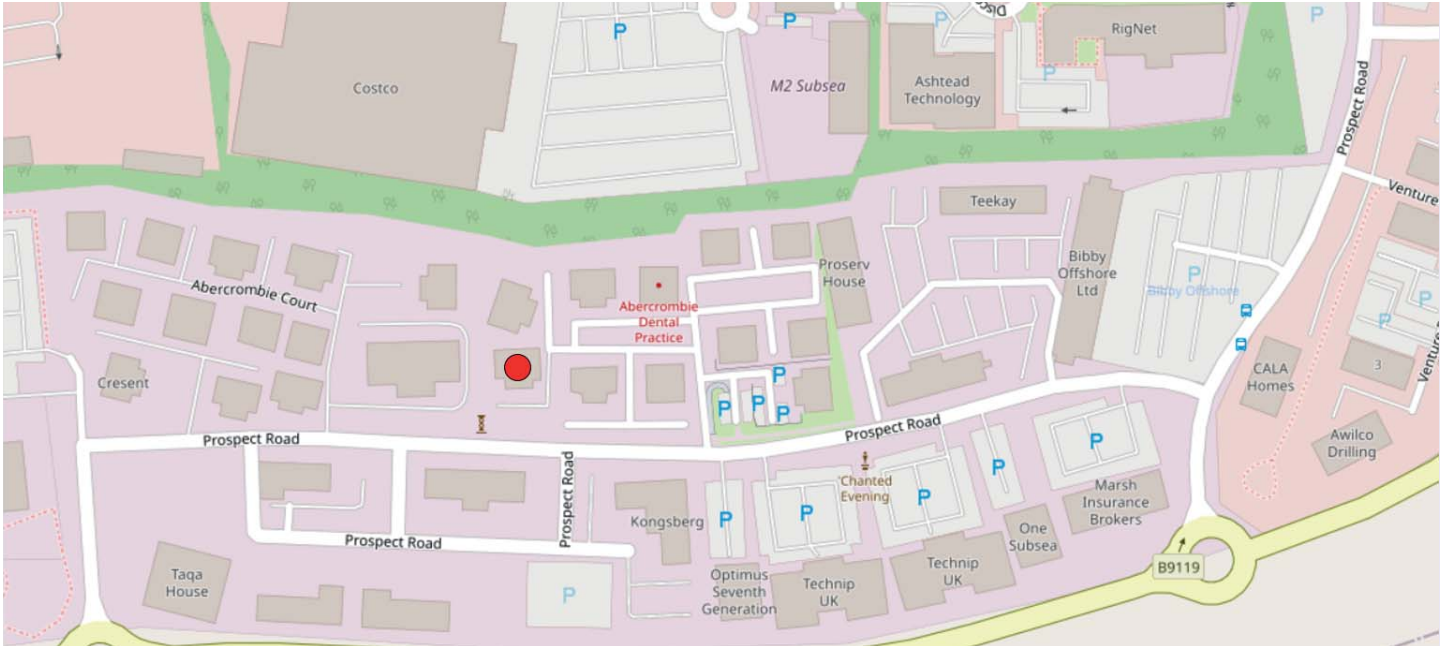


## TO LET Unit 15, Abercrombie Court

Arnhall Business Park, Westhill, AB32 6FE | From 231.5 sq.m (2,492 sq.ft) – 480.84 sq.m (5,176 sq.ft)

To request a viewing call us on 01224 572661

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## MODERN OFFICE SUITES

### 26 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.

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 commercial occupiers include Yokogawa, Vulcan Completion Products, Subsea 7 and Borr Drilling.

#### 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

#### DESCRIPTION

The accommodation comprises a two storey detached office building of steel frame and concrete block construction, which will be furnished to a high specification.

- Mix of open plan and private offices
- Suspended ceilings with new recessed LED compliant light fittings
- Raised access floors
- Comfort cooling throughout
- Lift access (ensuring DDA compliance)
- Designated kitchen/tea prep area
- WC's on both floors and shower facilities

There are 26 designated on site car parking spaces.

#### FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following approximate areas derived:-

Ground Floor	231.5 sq.m	2,492 sq.ft
First Floor	249.34 sq.m	2,684 sq.ft
<b>Total</b>	<b>480.84 sq.m</b>	<b>5,176 sq.ft</b>



## RENT

£85,000 per annum.

## RATEABLE VALUE

£83,500.

## RATES DETAIL

Any incoming tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

## LEASE TERMS

The property is available to let on flexible terms, possibly on a floor by floor basis. Any term in excess of 5 years will incorporate upward only rent reviews.

## SERVICE CHARGE

There is a Development Service Charge payable by the tenant in relation to the maintenance, service and management of common parts of the development. A building service charge is payable in addition to other costs in relation to utilities, repair and maintenance of common areas.

Further details can be provided on request.

## EPC

E. A copy of the EPC is available on request.

## VAT

VAT will be payable at the standard rate.

## LEGAL COSTS

Each party will bear their own legal costs. The incoming occupier will be responsible for any LBTT and Registration Dues.

## ENTRY

May 2024.

## VIEWING & OFFERS

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

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