



MODERN OFFICE PAVILION WITH FIT OUT
32 CAR PARKING SPACES

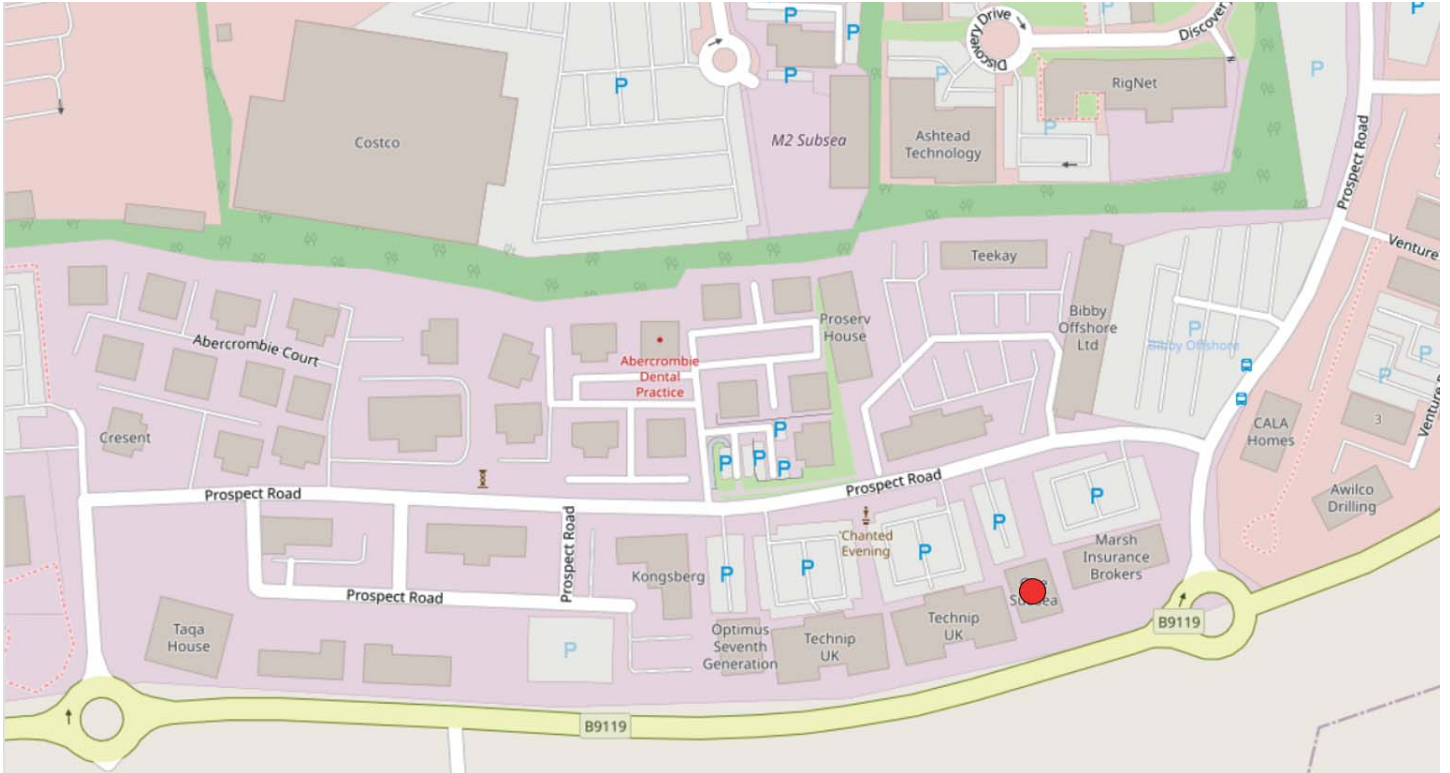


TO LET
Pavilion 4, Aspect 32

Westhill, AB32 6FE | 737 sq.m (7,933 sq.ft)

To request a viewing call us on 01224 572661

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MODERN OFFICE PAVILION WITH FIT OUT 32 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 local eateries.

The building is located on Prospect Road, in the Arnhall Business Park area of Westhill. The location benefits from easy access to the Aberdeen Western Peripheral Route (AWPR), improving connectivity to the north and south of the city. The road is also served by public transport with bus routes 6 and 6A passing through.

Arnhall Business Park occupiers include Boskalis, Altera, Proserv, Subsea7 and TotalEnergies.

Drive Times

AWPR (A956 Junction)	3 mins
Aberdeen International Airport	10 mins
Aberdeen City Centre	18 mins
Aberdeen Train Station	21 mins
Aberdeen Harbour	25 mins

DESCRIPTION

The building is of a modern steel frame construction, with blockwork/metal cladding and a pitched roof clad in metal composite panelling. The office accommodation is predominantly open plan with cellular offices and meeting rooms. The property benefits from an eight-person passenger lift and is fully DDA compliant. The accommodation comprises comfort cooling, raised access floors, tea prep and kitchen facilities throughout the building and each floor benefits from its own toilet facilities.

There are 32 on-site car parking spaces.

FLOOR AREAS

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

Ground Floor	369.96 sq.m	3,982 sq.ft
First Floor	367.04 sq.m	3,951 sq.ft
Total	737.00 sq.m	7,933 sq.ft

LEASE TERMS

Our client is seeking to assign their leasehold interest. The lease was effective from 4 February 2022 for a 5 year term until 3 February 2027. Alternatively, a sub-lease in whole or part may also be considered.

RENT

£87,263 p.a. exclusive of VAT (£11.00/sq.ft).

RATEABLE VALUE

The Valuation Roll shows a rateable value of £119,000 effective 1st April 2023.

RATES DETAIL

Any incoming 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

EPC

Copy available on request.

VAT

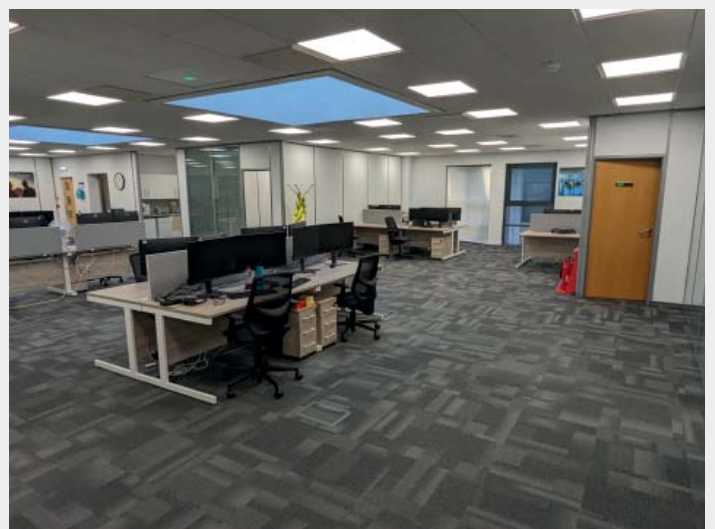
All prices quoted are exclusive of VAT.

LEGAL COSTS

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

ENTRY

On conclusion of legal missives.



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VIEWING & OFFERS

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



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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