



WESTPARK

UNIT 2B

OFFICES & WORKSHOP

TO LET

WESTPARK DRIVE, BLACKBURN, ABERDEEN AB21 0BU

WESTPARKPROPERTY.CO.UK

WESTPARK®

COMMERCIAL OFFICES & BUSINESS PARK

WESTPARKPROPERTY.CO.UK



FROM WESTPARK

Aberdeen Airport	5 miles
Aberdeen City Centre	9 miles
Inverurie	8 miles
Kintore	4 miles
Westhill	6 miles
AWPR (nearest junction)	4 miles



LOCATION

Aberdeen, Scotland's third largest city lies on the North East Coast with a catchment population of c 500,000. Since the discovery of oil and gas in the North Sea, Aberdeen has established itself as the European service capital for the industry exporting expertise and techniques on a global basis.

Aberdeen is home to a thriving service sector and enjoys one of the most dynamic economies in

Home to two renowned Universities, University of Aberdeen and Robert Gordon University, with over 25,000 students the city benefits from a key educational sector with a steady stream of skilled job seekers.

Situated 9 miles to the North West of Aberdeen City Centre, the site occupies a prominent position in Blackburn adjacent to the Kinellar Roundabout overlooking the A96, the main Aberdeen to Inverness arterial route, offering excellent access to the established business areas of Dyce, Bridge of Don and Westhill.

Aberdeen Airport lies 5 miles to the east of the site providing connections to all major UK airports and many European destinations. Transport links will be further enhanced by the Aberdeen Western Peripheral Route, which will have a main junction at the interchange of the A96 and Dyce Drive.

The property will be located adjacent to the new Archer headquarters with the head office of ALS Oil & Gas, a subsidiary of ALS Global immediately to the North. A Starbucks drive-thru has recently opened on site.

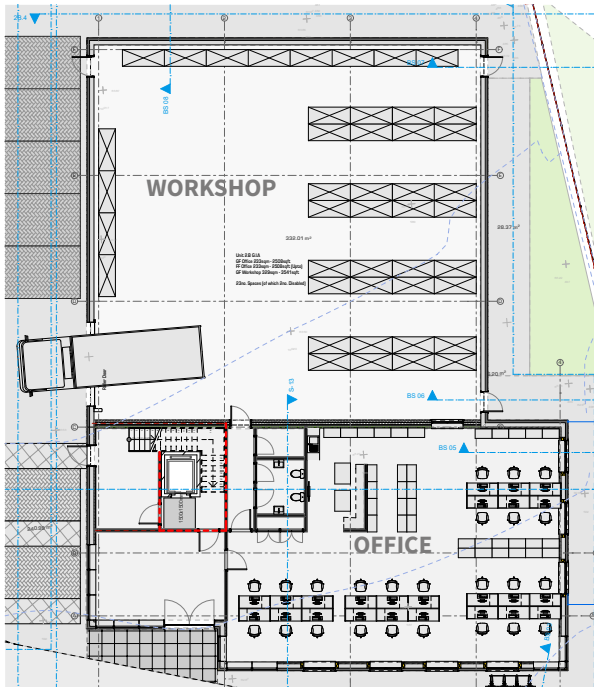
WESTPARK

COMMERCIAL OFFICES & BUSINESS PARK

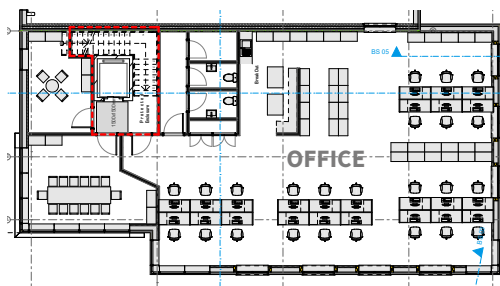
WESTPARKPROPERTY.CO.UK

UNIT 2B

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Unit 2B will comprise of the following: a steel portal frame structure providing workshop, offices on ground and first floors, together with car parking and landscaping.

WORKSHOP

- Fully insulated
- Vehicular access via two electronically operated roller doors, 5.0m x 5.0m
- Wallhead height 6m
- Gas supply
- High bay lighting – 200 lux at working height

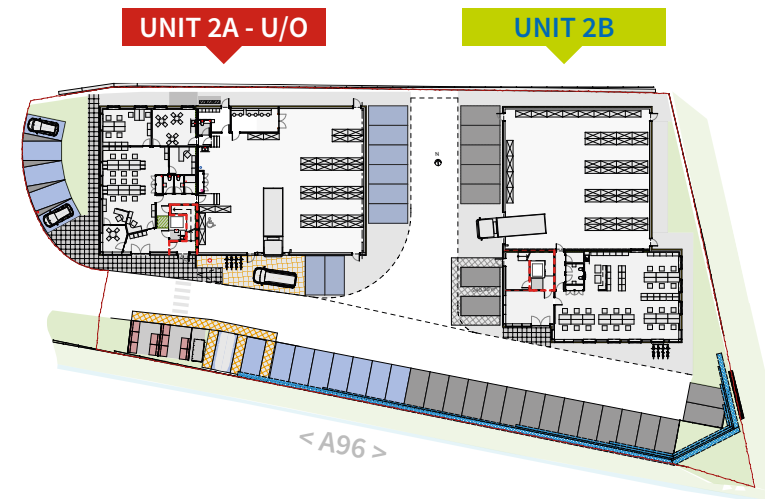
OFFICES

- Fully carpeted with 100mm raised access floors
- 4 pipe VRV comfort cooling system
- Ceiling tiles incorporating recessed lighting providing an average of 400 lux at desk working level

FLOOR AREAS AND PARKING

Office	sq.m	sq.ft
Ground Floor	240	2,584
First Floor	240	2,584
Office Total	480	5,168
Workshop	329	3,541
Workshop Total	329	3,541
Facility Total	809	8,709
Car Parking	18 spaces	

PROPOSED OFFICE / INDUSTRIAL DEVELOPMENT



LEASE TERMS

Unit 2B is available to lease for 15 years on full repairing and insuring terms with provision for upward only rent reviews at five yearly intervals.

RATES

The building will require to be assessed for rating purposes on occupation.

RENT AND TERMS

Upon application to the sole agents.

PHASE 3

FULL PLANNING PERMISSION OBTAINED

The final stage at Westpark is the development of the remaining 2 acre site which has a prominent position at the western extremity of the site.

A Starbucks drive-thru have recently been completed and is trading. The planning for the proposed mixed development comprises two office pavilions measuring c. 6,000 sq.ft, however, alternative uses to compliment the Starbucks may be considered.

Site 3A - 2,097 sq.m (0.52 acres)

Site 3B - 1,440 sq.m (0.36 acres)



FG Burnett

FURTHER INFORMATION

Please contact the sole agent:

Graeme Nisbet

T: 01224 597532

E: graeme.nisbet@fgburnett.co.uk

33 Albyn Place, Aberdeen AB10 1YL / T: 01224 572661 / F: 01224 593496

www.fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Any purchaser or lessee should satisfy himself as to the correctness of each of the statements contained in these particulars. The owner of the property does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property described in these particulars.