



NEWLY REFURBISHED OFFICE PAVILION
10 CAR PARKING SPACES

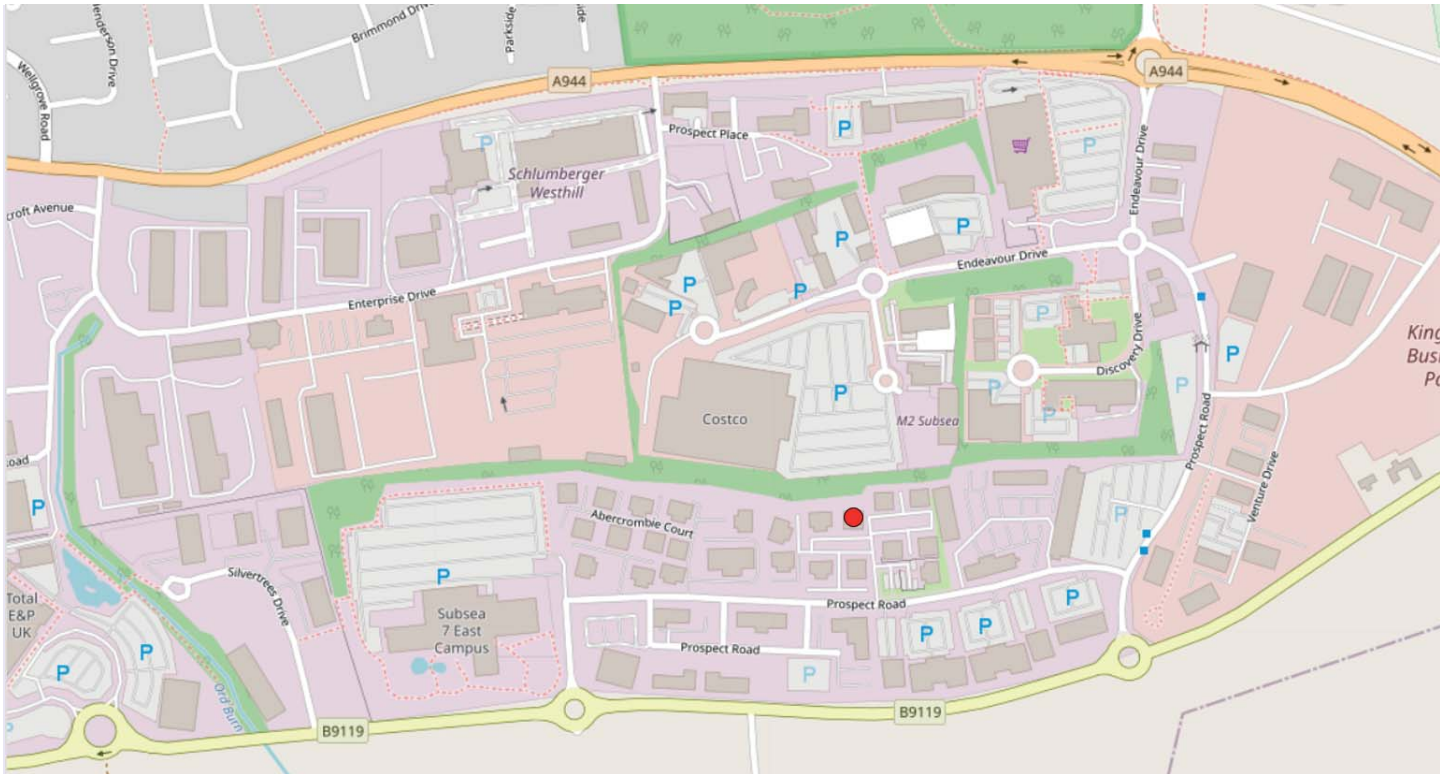


TO LET Unit 11, Abercrombie Court

Westhill, Aberdeenshire, AB32 6FE | 200.19 sq.m (2,156 sq.ft)

To request a viewing call us on 01224 572661

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NEWLY REFURBISHED OFFICE PAVILION - 10 CAR PARKING SPACES

LOCATION

Westhill, positioned about 6 miles to the west of Aberdeen City Centre, is globally acknowledged as a hub of excellence in subsea engineering. This town has undergone substantial commercial growth in recent years, boasting convenient access to local facilities, notably the expanded Westhill Shopping Centre.

The building is situated in Abercrombie Court, a commercial office complex finalised in 2012. This development is strategically placed in the core of commercial activities adjacent to the A944, making it well situated to capitalise on the Aberdeen Western Peripheral Route connecting the northern and southern parts of the City.

Surrounding occupiers include Vulcan Completion Products, JAS Forwarding (UK) Limited, Global Underwater Hub, Marks & Clerk, Abercrombie Dental, Balfour Beatty and Subsea 7.

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

- Open plan office areas with partial fit out
- Suspended ceilings with recessed LED light fitments
- Full raised access floors
- Comfort cooling cassettes
- WC facilities
- Lift access (DDA compliant)
- Intruder alarm
- Fully carpeted office areas and tiled lobbies

There are 10 designated on-site car parking spaces (including 1 disabled space).

FLOOR AREA

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

Ground Floor	95.91 sq.m	1,033 sq.ft
First Floor	104.28 sq.m	1,123 sq.ft
Total Floor Area	200.19 sq.m	2,156 sq.ft

RENT

On application.

RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £34,750.

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

SERVICE CHARGE

The ingoing tenant will be responsible for the payment of a service charge in relation to the maintenance, repair, servicing and management of the common parts of the development.

LEASE TERMS

The accommodation is available on Full Repairing and Insuring terms for a negotiable duration.

EPC

Copy available on request.

VAT

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

LEGAL COSTS

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



VIEWING & OFFERS

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



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