

TO LET / MAY SELL

FG Burnett

Unit 11, Abercrombie Court
Westhill, Aberdeenshire, AB32 6FE

200.19 sq.m | 2,156 sq.ft

/// PALER.ENACTED.TALKED

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 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	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

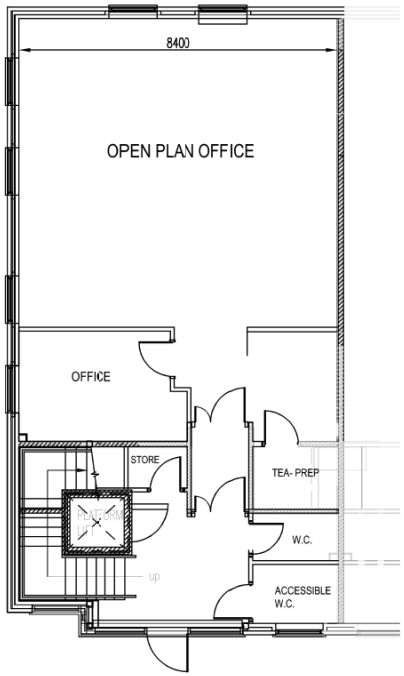
The newly-refurbished accommodation comprises a two storey, self-contained, semi-detached office building of steel frame and concrete block construction and which benefits from a modern specification to include the following:

- 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

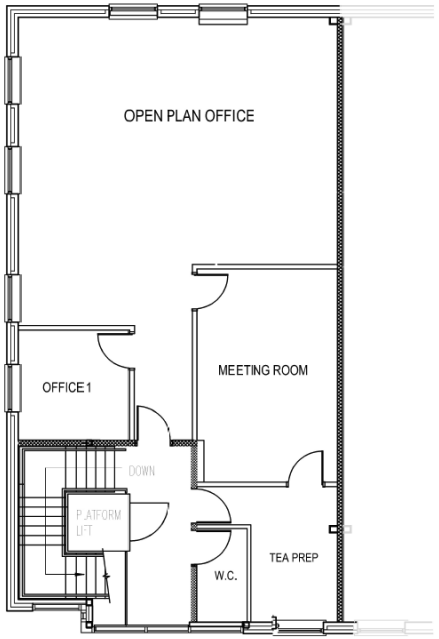
There are 10 designated on-site car parking spaces (including 1 disabled space).







GROUND FLOOR PLAN



FIRST FLOOR PLAN

Accommodation

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

AREA	SQ.M	SQ.FT
Ground Floor	95.91	1,033
First Floor	104.28	1,123
Total	**200.19**	**2,156**

Planning

Any interested parties should make their own enquiries to the local planning authority and satisfy themselves that their proposed use is permitted.

**Plans are provided for indicative purposes only and should not be relied upon*

Rent/Price

On application.

Rateable Value

The Valuation Roll shows a Rateable Value of £28,750 effective from 1st April 2026.

Rates Details

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.

Lease / Sales Terms

The accommodation is available on Full Repairing and Insuring terms for a negotiable duration. Alternatively, the heritable interest may be available on a vacant possession basis.

EPC

The property has an EPC rating of A (11). Copy available on request.

VAT

VAT will be payable at the standard rate on all monies due under a lease or a sale of the property.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary ‘Know Your Client’ identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On conclusion of legal missives.

Viewing & Offers

All offers should be made in writing to the sole agents

FG B

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t: 01224 597 532
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