FG Burnett

To Let

Unit 15, Abercrombie Court

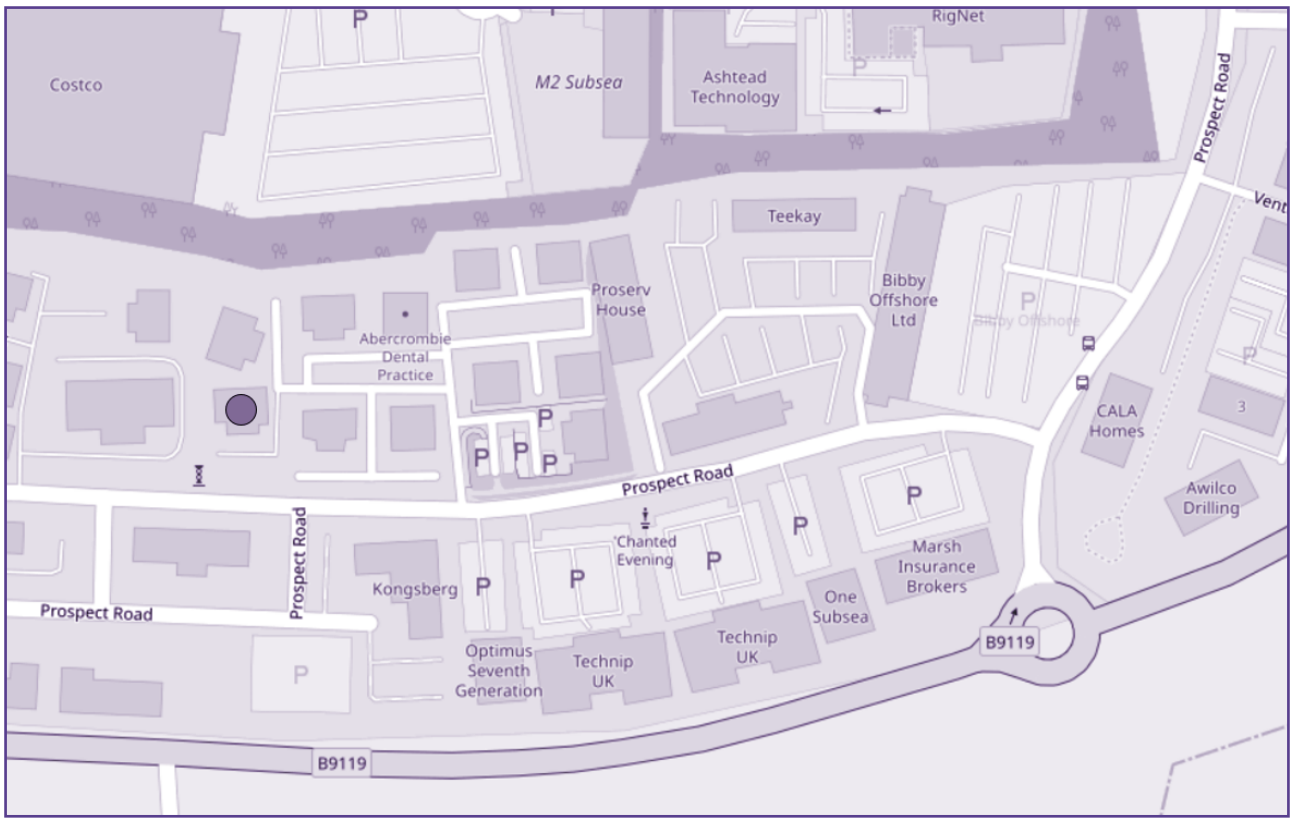
Arnhall Business Park, Westhill, AB32 6FE

249.34 sq.m (2,684 sq.ft)

- Modern Office Suites
- 12 Car Parking Spaces
- Fully refurbished

All enquiries:
01224 572 661

fgburnett.co.uk



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.....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 accommodation comprises a first floor suite within a two storey detached office building of steel frame and concrete block construction, which has been recently refurbished to a high specification.

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

There are 12 designated on site car parking spaces.

Floor Area

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

First Floor	249.34 sq.m	2,684 sq.ft

Rent

£48,312 per annum.

Rateable Value

£83,500.The suite will require to be reassessed for rating purposes.

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 Terms

The property is available to let on flexible terms. Any term in excess of 5 years will incorporate upward only rent reviews.

Service Charge

A Building Service Charge is payable in addition to other costs in relation to utilities, repair and maintenance of common areas within the property.

There is a Development Service Charge payable by the tenant in relation to the maintenance, service and management of common parts of the wider development.

Further details can be provided on request.

EPC

A 11. A copy of the EPC is available on request.

VAT

VAT will be payable on monies due under a lease of the premises.

Legal Costs

Each party will bear their own legal costs. The ingoing 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.

FG B

Viewings & Offers

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

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e: graeme.nisbet@fgburnett.co.uk

Sophie Evans

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