

TO LET

Unit 29, Abercrombie Court, Arnhall Business Park, Westhill, Aberdeenshire, AB32 6FE

481.37 sq.m | 5,181 sq.ft

FG Burnett

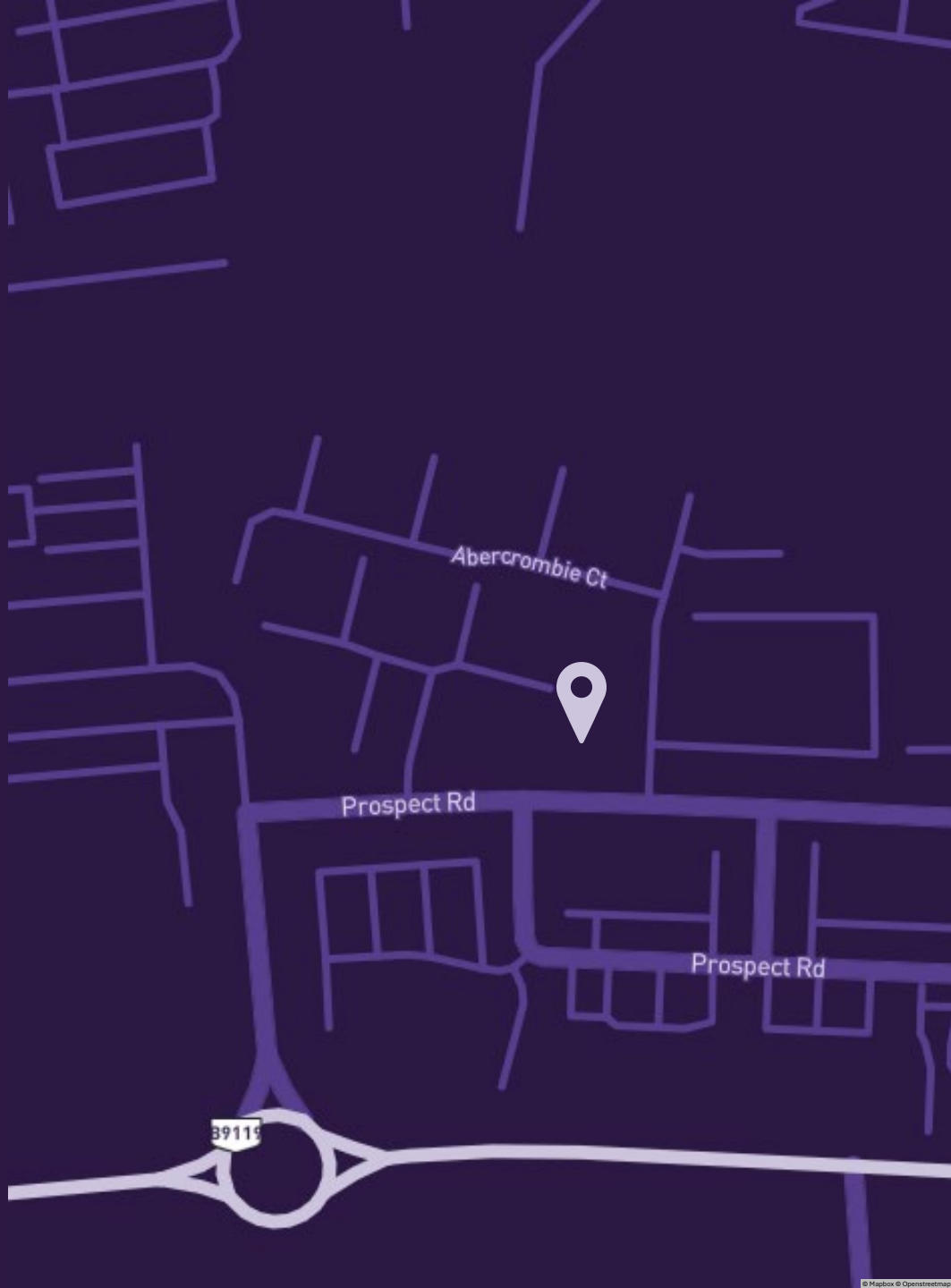
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Location

Located around six miles to the west of Aberdeen city centre, Westhill has established itself as one of the UK's leading hubs for subsea engineering and energy-related businesses. Over the past decade, the area has experienced substantial commercial growth, supported by a strong range of local amenities, including Westhill Shopping Centre. The property forms part of Abercrombie Court, a modern office scheme. Positioned within Westhill's principal business district, the development occupies a prominent location close to the A944, providing excellent connectivity to Aberdeen and the wider region. The property also benefits from convenient access to the Aberdeen Western Peripheral Route (AWPR), which has significantly enhanced transport links between the northern and southern areas of Aberdeen. Several established commercial organisations are located nearby to include Yukogawa UK, Omega Subsea, Borr Drilling 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
Harbour	23 mins



Description

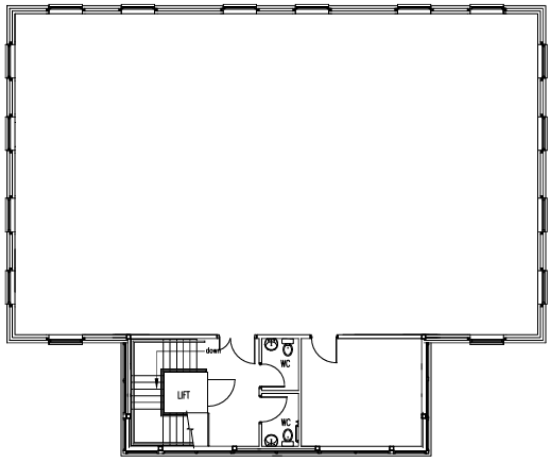
The accommodation comprises modern ground and first floor offices within a detached office building of steel frame and concrete block construction.

The internal specification includes:

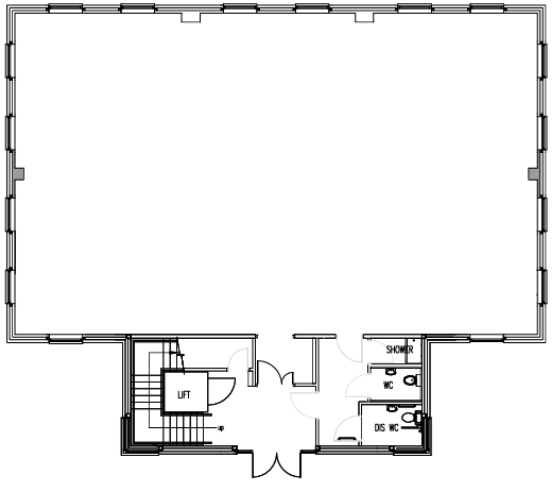
- Largely open plan accommodation benefitting from an existing fit out by way of glazed partitions.
- Various sizes of smaller/ private offices, meeting rooms, a board room, collaboration spaces, and a reception/waiting area.
- Tea preps/breakout rooms and WC’s across each floor
- Shower facilities on the ground floor
- Lift Access
- Raised access flooring with a mixture of vinyl and carpeting overlay.
- A suspended ceiling incorporating LED lighting
- Comfort cooling throughout
- 21 designated car parking spaces, including 1 accessible space







FIRST FLOOR PLAN



GROUND 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	230.93	2,486
First Floor	250.44	2,695
Total	**481.37**	**5,181**

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

£93,258 per annum, exclusive of VAT.

Rateable Value

The Valuation Rolls shows the subjects as being split on a floor-by-floor basis. The Rateable Values effective 1st April 2026 are as follows:

Ground Floor	£31,750
First Floor	£34,750

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 subjects are available to lease as a whole, however consideration may be given to letting on a floor-by-floor basis. The property is available on full repairing and insuring terms for a duration to be agreed. Any longer term lease will incorporate periodic upward only rent reviews.

EPC

The property has an EPC rating of C(41). Copy available on request.

VAT

VAT will be payable in addition to monies due under a lease of the premises.

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.

Service Charge

Should the building become multi-tenanted, there will be a Building Service Charge for the maintenance and upkeep of the common areas. There is a Development Service Charge payable by the tenant in relation to the maintance, serice and management of the common parts of the wider development. Further details can be provided on request.

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

Available from December 2026.

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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Sophie Evans
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