

INVESTMENT
OPPORTUNITY

Modern Office and Warehouse Facility

6 Endeavour Drive / Westhill / Aberdeen / AB32 6UF



NEO
NEXT+

subsea 7

Abercrombie
Court

TechnipFMC

slb



entier

FET



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INVESTMENT
OPPORTUNITY



PRIMEFOUR

AWPR

← A90 North

A90 South →



Wickes

Boskalis

TESCO

Scottish
Water

COSTCO
CO.UK

entier

slb

TechnipFMC

Let to Scotland's largest independent catering company

INVESTMENT
OPPORTUNITY



Executive Summary

- Prime location in Arnhall Business Park, Westhill
- Modern office and warehouse facility
- Let to Entier Limited, Scotland's largest independent catering company
- Entier in occupation since 2013, with lease renewal to 9th March 2036, showing Entier's commitment to the property
- £125,000 per annum
- Tenant break option 9th March 2031
- Heritable Interest (Scottish equivalent of English Freehold)
- Offers in excess of £1,075,000 are invited for the benefit of our client's heritable interest, subject to contract and exclusive of VAT
- A purchase at this level would show an attractive net initial yield of 11.0%, assuming purchaser costs of 6.49%



ABERDEEN

- Aberdeen remains a globally important location in the energy sector
- The critical mass of energy operators and service companies offer world class expertise
- The supply chain established in Aberdeen operates internationally from Aberdeen
- The expertise in design and engineering, marine infrastructure, project management and project delivery is essential for the energy transition and for energy security
- Aberdeen University and Robert Gordon University are key assets for the city, with over 30,000 students
- Major employers include SSEN, Adura, Wood, Harbour Energy, Baker Hughes and Halliburton



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LOCATION

- Westhill and Prime Four at Kingswells are established as Aberdeen's prime out of town office and business location
- Excellent connectivity with immediate access to the Aberdeen Western Peripheral Route
- Excellent amenity with retail, restaurant, hotel and leisure facilities
- Neighbour to global companies such as Neo Next +, Subsea 7, Costco, Technip FMC and SLB



INVESTMENT OPPORTUNITY



DESCRIPTION

- The subjects comprise a modern, detached, office and warehouse facility on a site of approximately 1.0 acre
- Steel portal frame, block stonework, insulated cladding panels, pitched profile metal sheet roof
- Two storey offices internally with warehouse to rear, 6m eaves height and vehicular roller access door
- Car parking for 35 cars
- Fitted out as office, kitchens and warehouse
- Tenant additions with 3 external stores

FLOOR AREAS

GIA floor areas in accordance with RICS Code of Measuring Practice (6th Edition) :

Demise	Sq Ft	Sq M
Office	6,884	639.5
Warehouse	2,060	191.4
Mezzanine	956	88.8
TOTAL	9,900	919.7



TENANCY

The property is let to Entier Limited on FRI terms until 9th March 2036 at £125,000 per annum, subject to a rent review on 10th March 2031 and a tenant break option on 9th March 2031.

TENANT COVENANT

Entier Limited was founded in 2008 and operate on an international basis from their Aberdeen HQ.

Key group financial information is outlined below:

Year Ended	30/9/2024	30/9/2023	30/9/2022
Turnover	£82,589,000	£76,840,500	£61,682,000
Pre-tax Profit	£2,819,300	£2,058,800	£1,260,600
Total Equity	£4,707,700	£3,450,400	£3,119,500

INVESTMENT OPPORTUNITY



EPC

EPC - B.

VAT

The property is elected for VAT. It is envisaged the transaction will be treated as a TOGC.

INVESTMENT PROPOSAL

Offers in excess of £1,075,000 are invited for the benefit of our clients heritable interest, subject to contract and exclusive of VAT. A purchase at this level would provide a very attractive net initial yield of 11.0%, assuming purchasers costs at 6.49%.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on a purchaser. 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.



VIEWING AND OFFERS

Please contact the sole agent for all viewings, all offers should be submitted in writing:

Dave Macleod

T: 07834 100720

E: dave.macleod@fgburnett.co.uk

FG Burnett

DISCLAIMER: 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 themselves 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. June 2026.