



FG Burnett

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To Let

# East Suite, Unit 6B Peregrine Road

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Westhill, Aberdeenshire, AB32 6JL

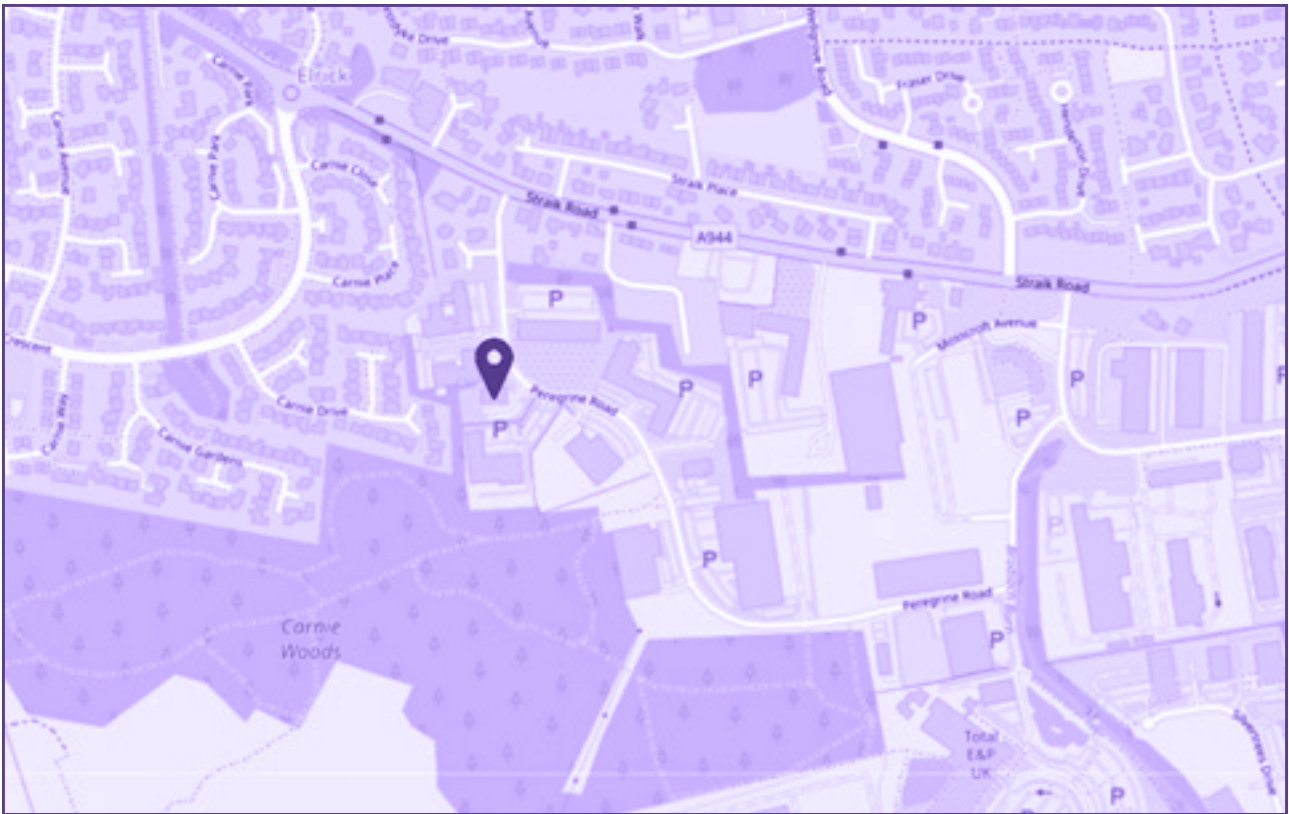
102.86 sq.m | 1,104 sq.ft

- Refurbished Self Contained Office Suite
- Located within Westhill
- Benefits from 5 Dedicated Car Parking Spaces



All enquiries:  
01224 572 661

[fgburnett.co.uk](http://fgburnett.co.uk)



## Location

The subjects are located in the popular Aberdeenshire town of Westhill, which lies around 7 miles to the west of Aberdeen city centre via the A944 road. Westhill has been transformed over the last 10 years with the development of business parks to the south east of the town, which have become a hub for the subsea sector of the oil industry.

The property is located on the west side of Peregrine Road, lying to the west of Westhill town centre in a secondary mixed use location. Nearby properties are primarily used for industrial, office and residential purposes, with occupiers including Haliburton, Trittech and Banana Moon Day Nursery.

## Description

Externally, the building is of rendered block construction, incorporating bay windows and under a pitched and tiled roof.

Internally, the premises comprise a self-contained suite which has been refurbished to a good standard. The flooring comprises a suspended timber floor with carpet overlay, while the ceiling is of suspended acoustic tiled design. Lighting is by way of LED light fittings and natural daylight from timber casement double glazed windows. The suite benefits from an existing fit out, to include a board room and a separate sizeable office, which are both accessed off the open plan office area. The suite also contains WC's along with a separate kitchen facility.

5 car parking spaces are provided with the accommodation.

## Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

<b>Ground Floor</b>	<b>102.86 sq.m</b>	<b>1,104 sq.ft</b>
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## Rent

£17,500 per annum, exclusive of VAT.

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## Lease Terms

The subjects are available on full repairing and insuring terms for a period to be agreed.

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## Rateable Value

The Valuation Roll shows a Rateable Value of £13,500 effective from 1 April 2026.

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## 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](http://www.saa.gov.uk)

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## Service Charge

A service charge will be payable in relation to the common areas.

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## EPC

B30. Copy available on request.

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## VAT

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

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## 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.

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## 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.

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## Entry

On conclusion of legal missives.

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## Viewings & Offers

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

### **Graeme Nisbet**

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e: [graeme.nisbet@fgburnett.co.uk](mailto:graeme.nisbet@fgburnett.co.uk)

### **Sophie Evans**

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