

TO LET

GRADE A OFFICE

FG Burnett

Forth House, Endeavour Drive, Arnhall Business Park, Westhill, AB32 6UF

2,446 sq.m | 9,653 sq.ft

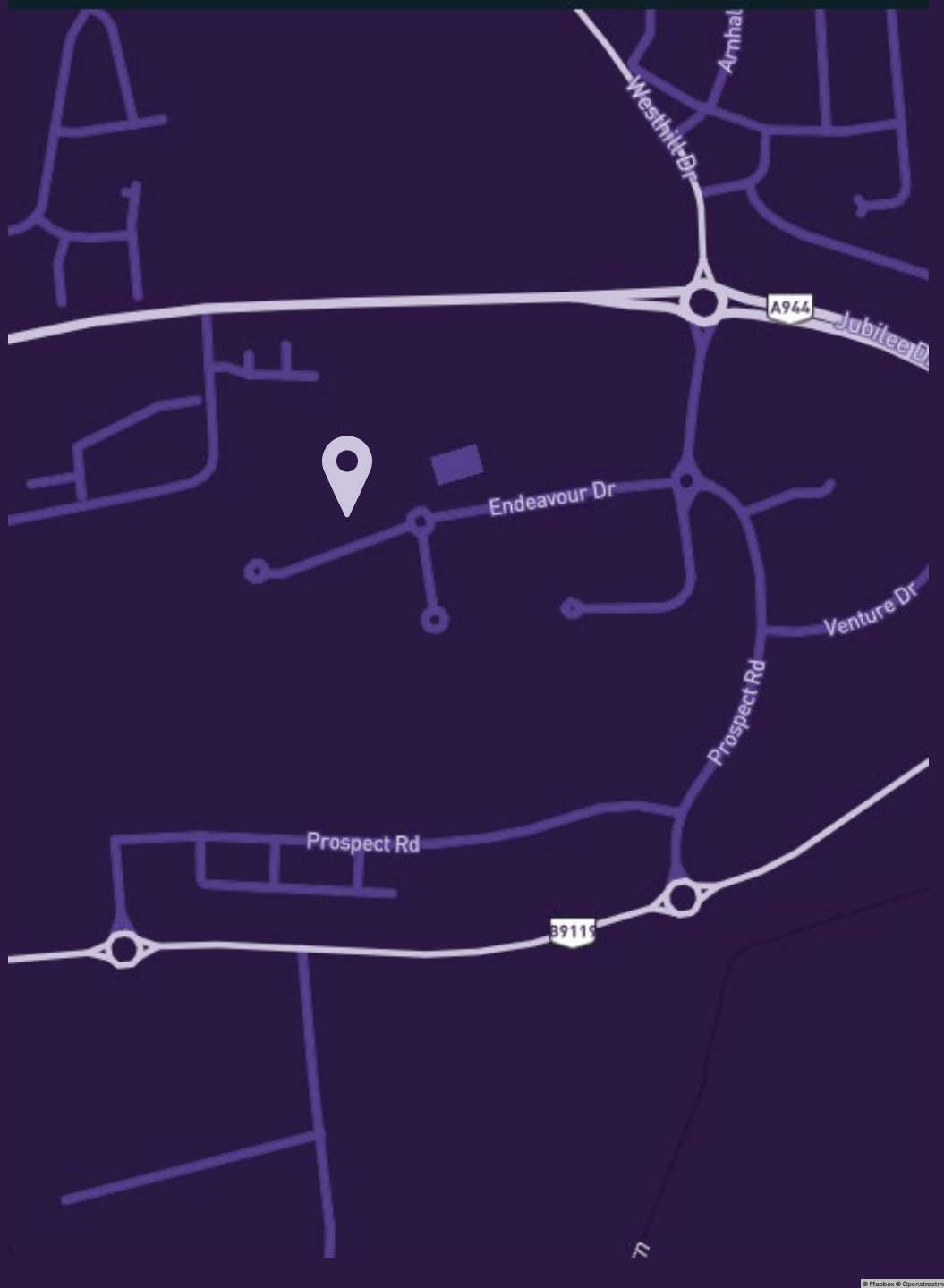
///WORTH.GOOD.THEORY

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 the recently expanded Westhill Shopping Centre offering excellent amenities. Forth House is situated within the established Arnhall Business Park where surrounding occupiers include Entier, Costco, Tesco, Forum and TETRA Technologies.

Drive Times

AWPR	06 mins
Aberdeen International Airport	12 mins
Aberdeen City Centre	21 mins
Aberdeen Train Station	25 mins
Aberdeen Harbour	25 mins



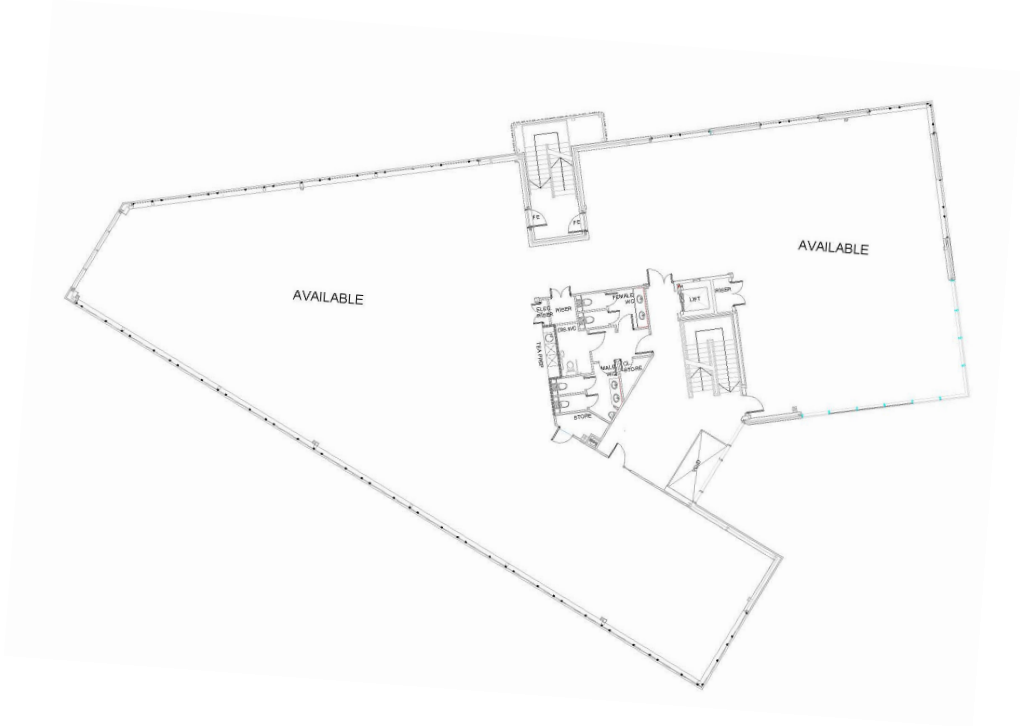
Description

- Detached office building
- 30 spaces - Car parking (ratio 1:318 sq ft)
- Open plan Grade A office specification
- Full raised access floors
- Cat 6 Cabling
- Full suspended ceilings with SPL LG7 lighting
- Comfort cooling system
- Flexible floor plates
- 8 person passenger lift





FIRST FLOOR PLAN



SECOND 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
First	669.59	7,207
Second	227.26	2,446
Total	**896.85**	**9,654**

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

On Application

Rateable Value

The Valuation Roll shows a Rateable Value effective from 1st April 2026.

First	£71,000
Second	Required to be reassessed on a tenant's occupation.

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 suites are available on Full Repairing and Insuring terms for a duration to be agreed. Any longer-term lease will incorporate upwards only rent reviews

Service Charge

As the building is multi occupied, there will be a service charge to cover the maintenance and repair to the common areas. Further details available on request.

EPC

Copy available on request.

VAT

All monies quoted are exclusive of any VAT which will be applicable.

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

Please contact the joint agents to discuss your interest further or arrange a viewing.

FG B

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