

FG Burnett

To Let

Ground Floor, Unit 3, Abercrombie Court

Westhill, AB32 6FE

96 sq.m | 1,033 sq.ft

— Modern Office Space
— With 4 Car Parking Spaces
— EV Charging Point
— EPC Rating A

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 and the 86-bed Holiday Inn.

The building is located in Abercrombie Court, a development which completed in 2012. The development is situated 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.

Westhill benefits from a wide range of local amenities such as; Costco, Tesco, Holiday Inn, Premier Inn and a shopping centre with a wide variety of tenants.

Surrounding occupiers include Yokogawa, Vulcan Completion Products, Abercrombie Dental Practice, Marks & Clerk 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
Aberdeen Harbour .....23 mins

Description

The accommodation comprises a ground floor suite contained within a two storey, self-contained, semi detached office building of steel portal frame and concrete block construction. The suite provides bright open plan office space with multiple partitioned individual offices/meeting rooms. The suite has been fully refurbished to include:

- Suspended ceiling with a mix of recessed LED and LG7 light fitments
- Full raised access floors with floor boxes and Cat 6 cabling
- Comfort cooling / heating cassettes supplemented by electric panel radiators
- WC facilities
- DDA compliant
- Intruder alarm
- Fully carpeted with tiled entrance lobby
- Demised tea prep facililties

There are 4 designated on-site car parking spaces.

Floor Area

The property has been measured in accordance with IPMS3 and the following approximate area derived:-

Ground Floor	96.0 sq.m	1,033 sq.ft

Rent

On application.

Lease Terms

The suite is available on flexible lease terms. Any long term lease will make provision for periodic upwards only rent reviews.

Rateable Value

The Valuation Roll shows a proposed Rateable Value of £13,250 effective from 1st April 2026.

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**

EPC

A(03). Copy available on request.

VAT

VAT will be payable at the standard rate on all monies due.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registation 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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