FG Burnett

To Let

Kingshill House

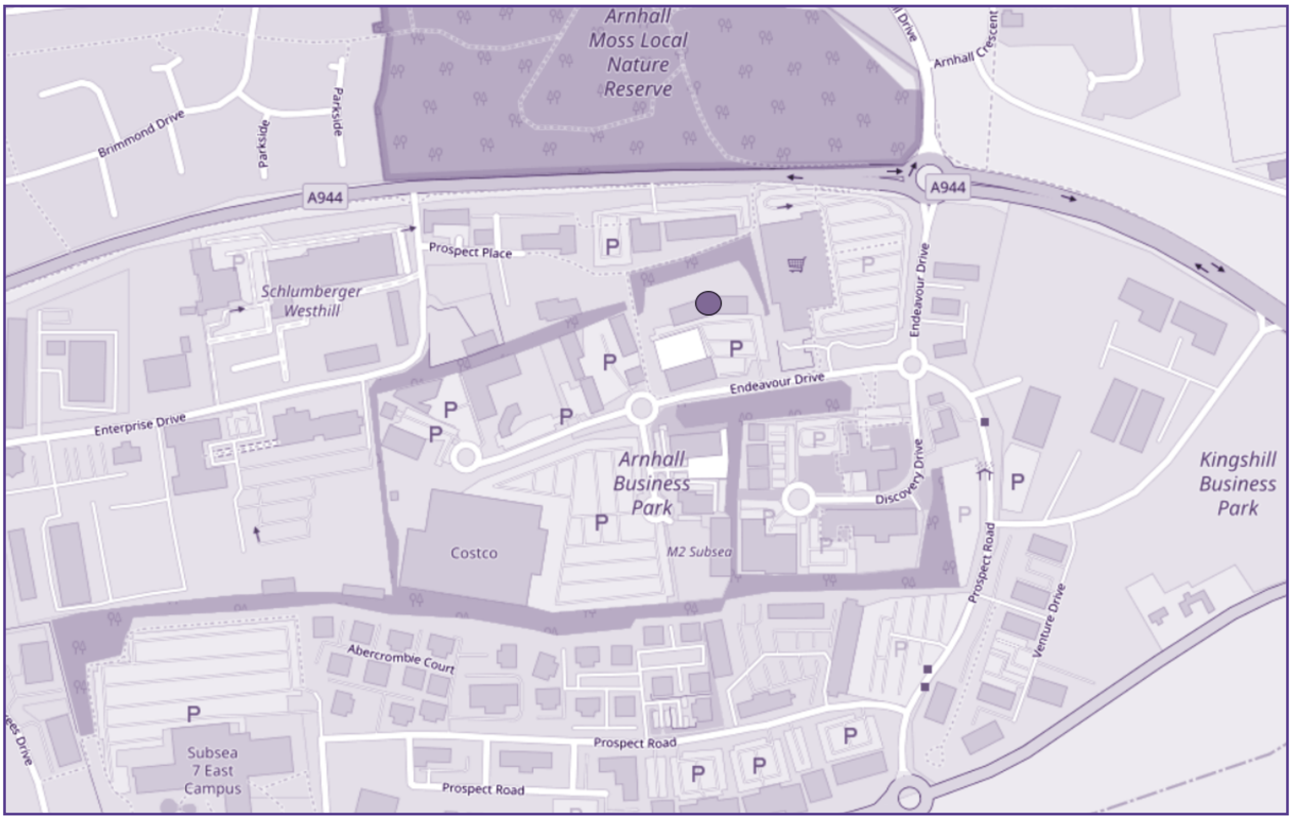
Arnhall Business Park, Westhill, AB32 6UF

From 339.54 - 1,492.78 sq.m | 3,654 - 16,067 sq.ft

— Flexible Open Plan Space
— Excellent Car Parking Provision

All enquiries:
01224 572 661

fgburnett.co.uk



Location

Westhill is home to a thriving business community and hosts many of the world's top Subsea and Oil Services companies. The area has seen huge growth in terms of commercial space in the past few years and continues to expand. Occupier take up has matched this increased supply, however, good quality office space is still in high demand.

Kingshill House is ideally located off Endeavour Drive which is within 1 mile of the Aberdeen Western Peripheral Route (AWPR).

Surrounding occupiers include Costco, Tesco, Tetra, Entier and FES.

Description

The available accommodation comprises the first and second floors of a detached, custom built, three storey office building of steel portal frame construction, occupying a prominent position within Arnhall Business Park.

Internally, the subjects provide predominantly open plan office space, supplemented by a number of private offices and meeting rooms. The accommodation benefits from comfort cooling, acoustic tiled ceilings with inset Cat 2 lighting and perimeter network and data points. There is a passenger lift serving all floors as well as male, female and disabled toilets in the central core.

A full plug and play option is offered to include furniture and IT cabling.

Car Parking

The property has a generous car parking ratio of 1:280 sq.ft. Car parking will be allocated on a per floor/wing basis.

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Floor Area

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and following approximate areas derived:-

First Floor

East Wing	406.57 sq.m	4,376 sq.ft
West Wing	339.54 sq.m	3,654 sq.ft

Second Floor

East Wing	405.22 sq.m	4,361 sq.ft
West Wing	341.45 sq.m	3,676 sq.ft
Total	**1,492.78 sq.m**	**16,067 sq.ft**

Rent

On application.

Rateable Value

The Rateable Value for the first and second floors effective from 1 April 2023 is £187,000. The Rateable Value for individual wings would need to be assessed on 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

Flexible lease terms are available and an all inclusive rate can be offered.

EPC

D55. Copy available on request.

VAT

VAT will be payable at the standard rate.

Legal Costs

Each party will be responsible for their own legal costs incurred.

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.

Viewings & Offers

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

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