

TO LET

FG Burnett

Ground Floor, Pavilion 5, Kingshill Business Park, Westhill, AB32 6FL

397.62 sq.m | 4,280 sq.ft

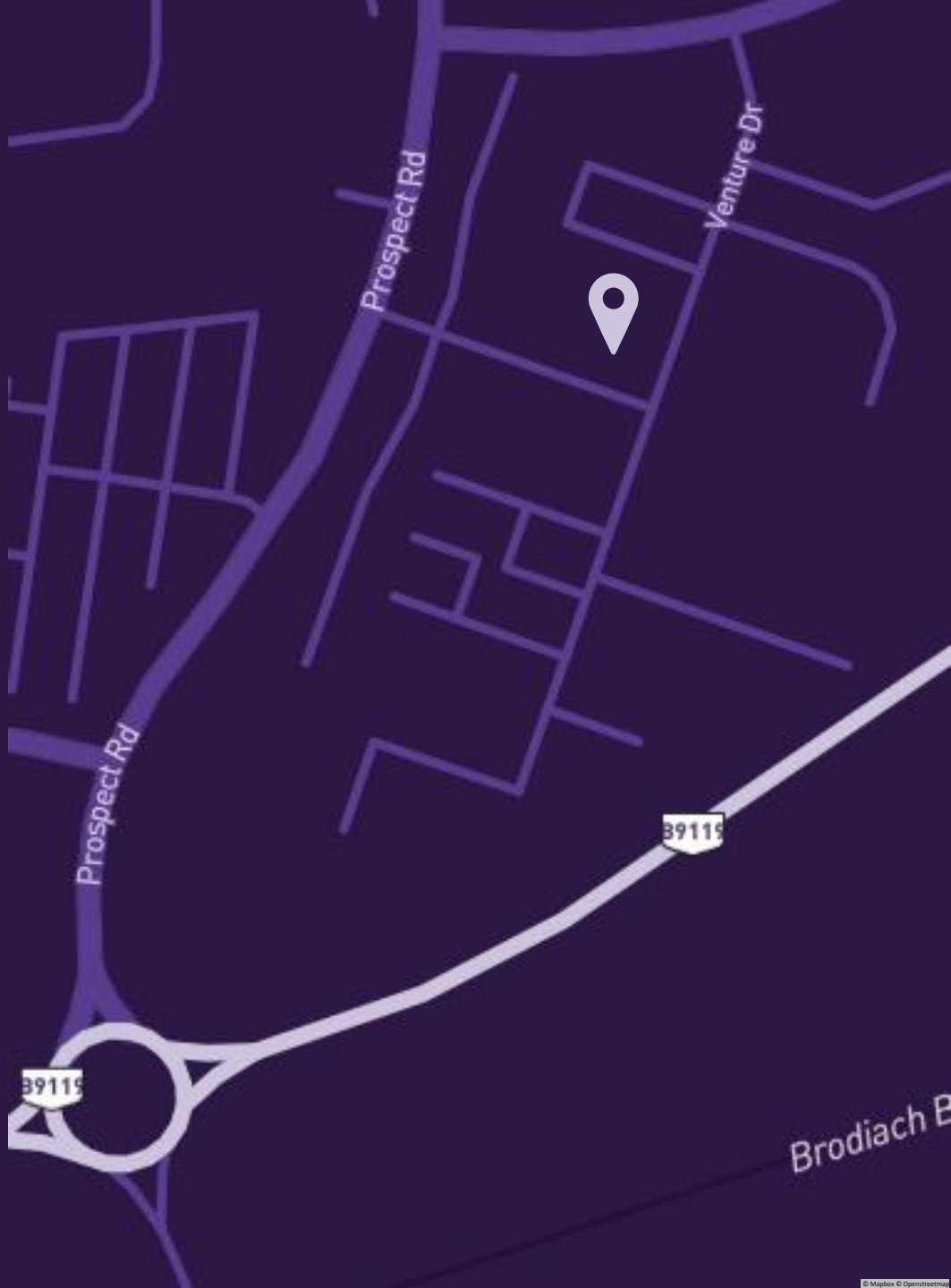
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Location

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 Kingshill Business Park, a development which completed in 2020. 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, Marks & Spencer's, Premier Inn and a shopping centre with a wide variety of retail occupiers. Occupiers within the Park include Strom Geo, Acumen Financial Planning, Donaldson Timber Systems and Mermaid Subsea Services (UK) Limited.

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



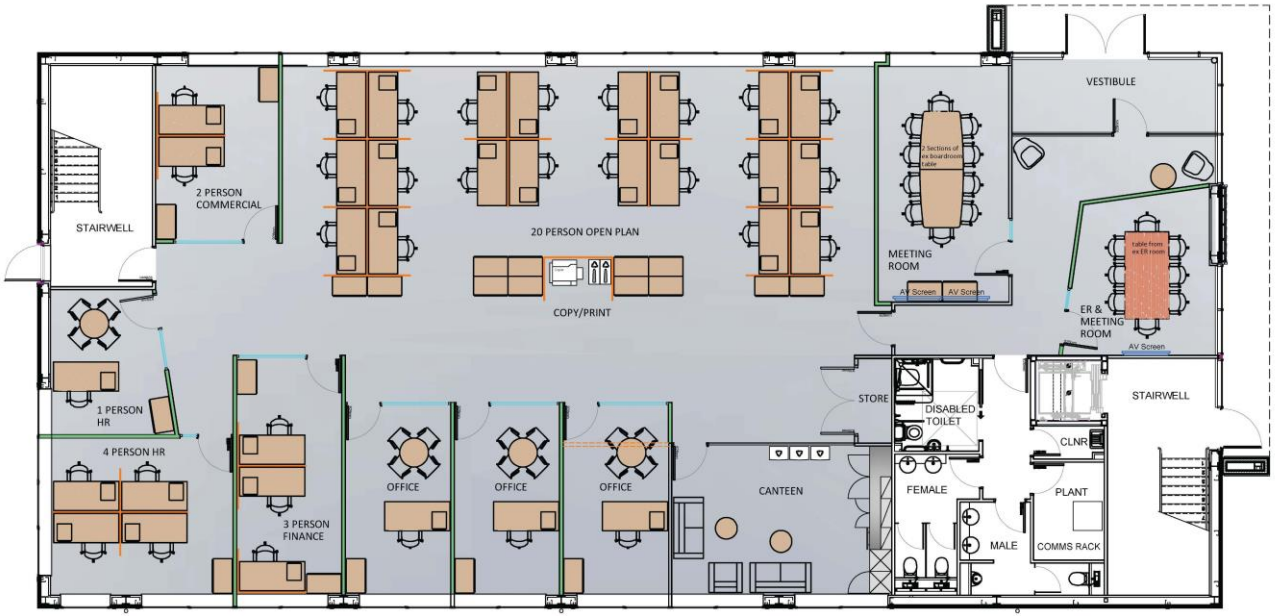
Description

The accommodation comprises a self-contained ground floor suite within a two storey, detached office building of streel portal frame with metal cladding, and a monopitched roof clad in metal composite paneling. The suite provides bright open plan office space with multiple partitioned individual offices/meeting rooms and a staff breakout room. The suites specification includes:

- Suspended ceilings with a mix of recessed LED and LG7 light fitments
- Full raised access floors with floor boxes
- Comfort cooling throughout
- WC’s and shower facilities
- DDA compliant • Intruder alarm







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:

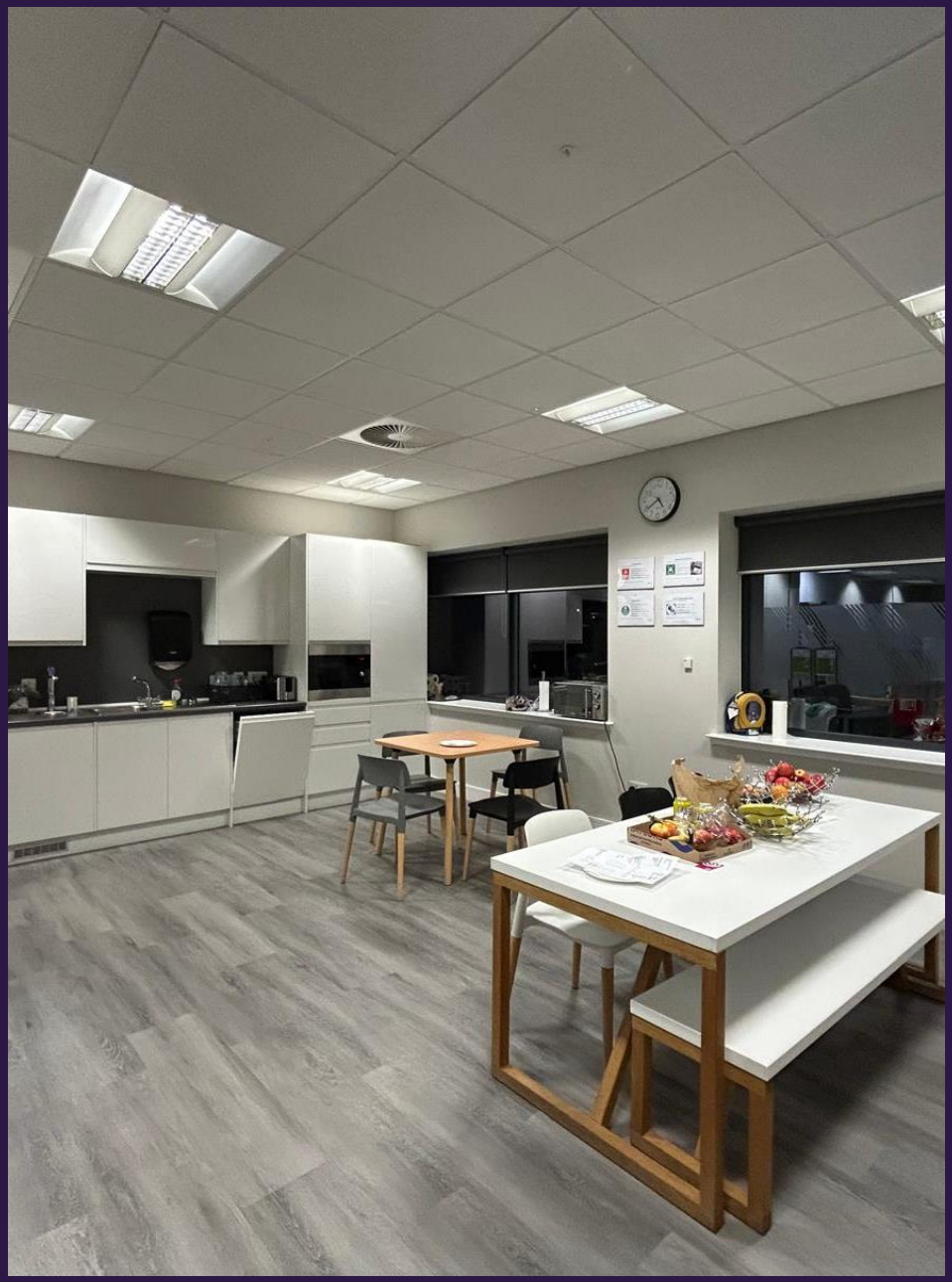
AREA	SQ.M	SQ.FT
Ground Floor	397.62	4,280

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*


Rexel
DISCOVERY







Rent

The subjects are available at the passing rent of £96,300 per annum, exclusive of VAT.

Rateable Value

The Valuation Roll shows a Rateable Value of £82,500 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.

Lease Terms

Our client is looking to assign their leasehold interest in the property. The lease terms are as follows, with further details available on request:

- Full Repairing and Insuring Lease
- Passing Rent- £96,300 per annum exc VAT
- Tenant Break Option – 30th May 2027
- Expiry Date – 30th May 2029
- A two-month rent free period, provided the break option is not exercised.

For any occupier seeking a lease term beyond the expiry date, the landlord is open to discuss a surrender of the current lease.

A service charge is payable in addition to the rent for repair and maintenance to the common areas. Further details can be provided on request.

EPC

The property has an EPC rating of B (22).

VAT

VAT will be payable on monies due under a lease of the premises.

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

By agreement and on conclusion of legal missives.

Viewing & Offers

All offers should be made in writing to the sole agents

FG B

Graeme Nisbet
t: 01224 597 532
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Sophie Evans
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