

TO LET

FG Burnett

First Floor, Seabrokers House, Westpoint Business Park, Westhill, Aberdeenshire, AB32 6FE

317.4 sq.m | 3,416 sq.ft

/// CABS.ACRE.YARDS

Location

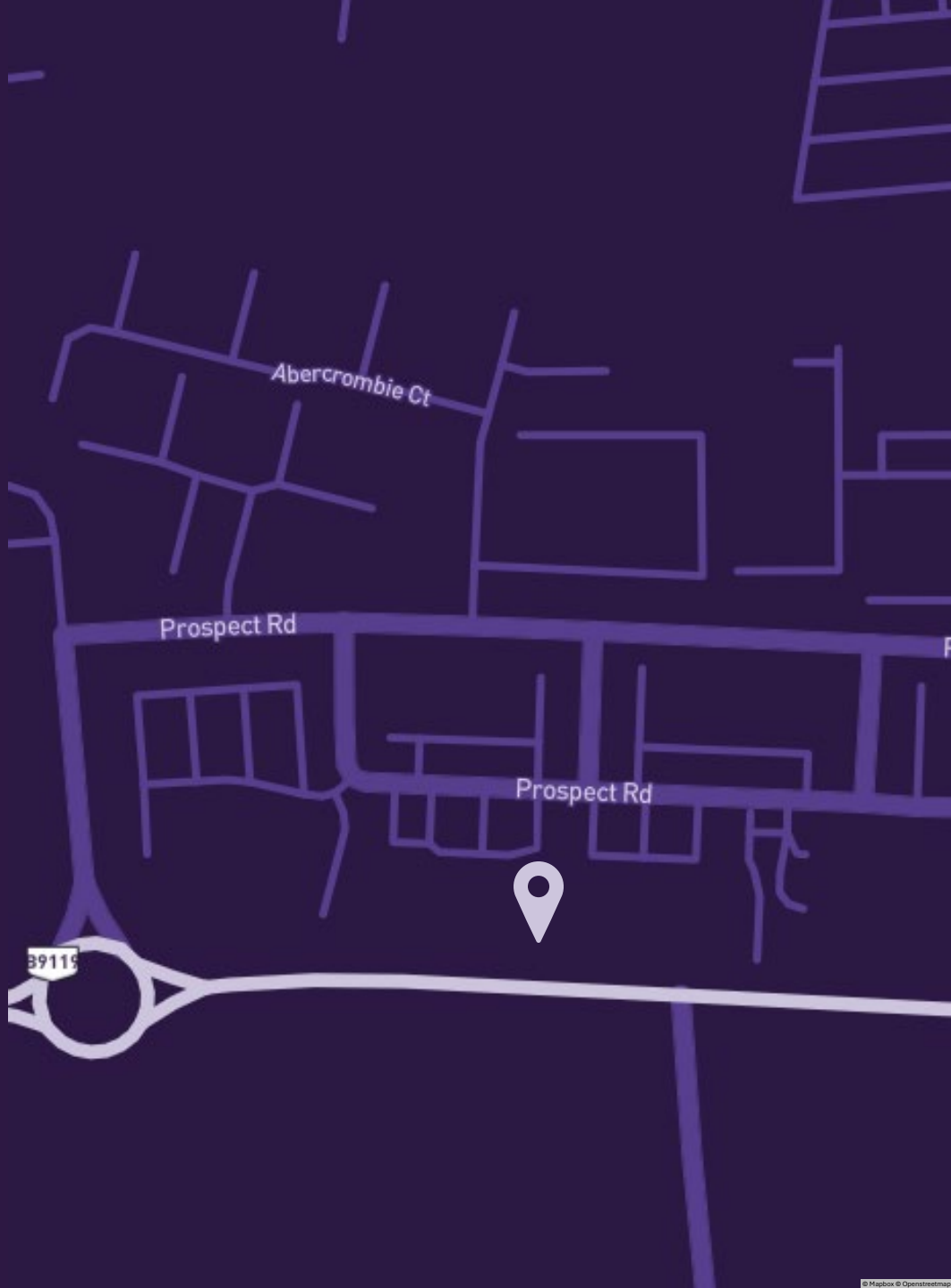
The property is located to the south of Prospect Road, situated within Westpoint Business Park which is a popular office location in the town of Westhill. The location is accessible via the A944 with excellent links to the North and South via the Aberdeen Western Peripheral Route (AWPR) and is only 7 miles to the west of Aberdeen City Centre. Surrounding occupiers include Marks & Clerk, Fairstone Capital, Subsea 7, Kongsberg and Colosseum Fitness.

Description

The available accommodation is located on the First Floor in part within a detached three-storey office pavilion of steel frame construction, incorporating Kingspan insulated panelling with sections of curtain walling under an insulated metal clad mono-pitched roof. Internally, the property provides the following specification:

- A mixture of open plan and cellular offices
- Raised access floors
- Suspended ceilings with integrated LED light fitments
- VRV comfort cooling system
- Kitchen/tea preparation facilities
- Cat 6 cabling
- Passenger lift (ensuring DDA compliance)
- Male, female and accessible WC/shower rooms on each floor

There are 11 designated car parking spaces, providing a ratio of 1:300 sq.ft.





Accommodation

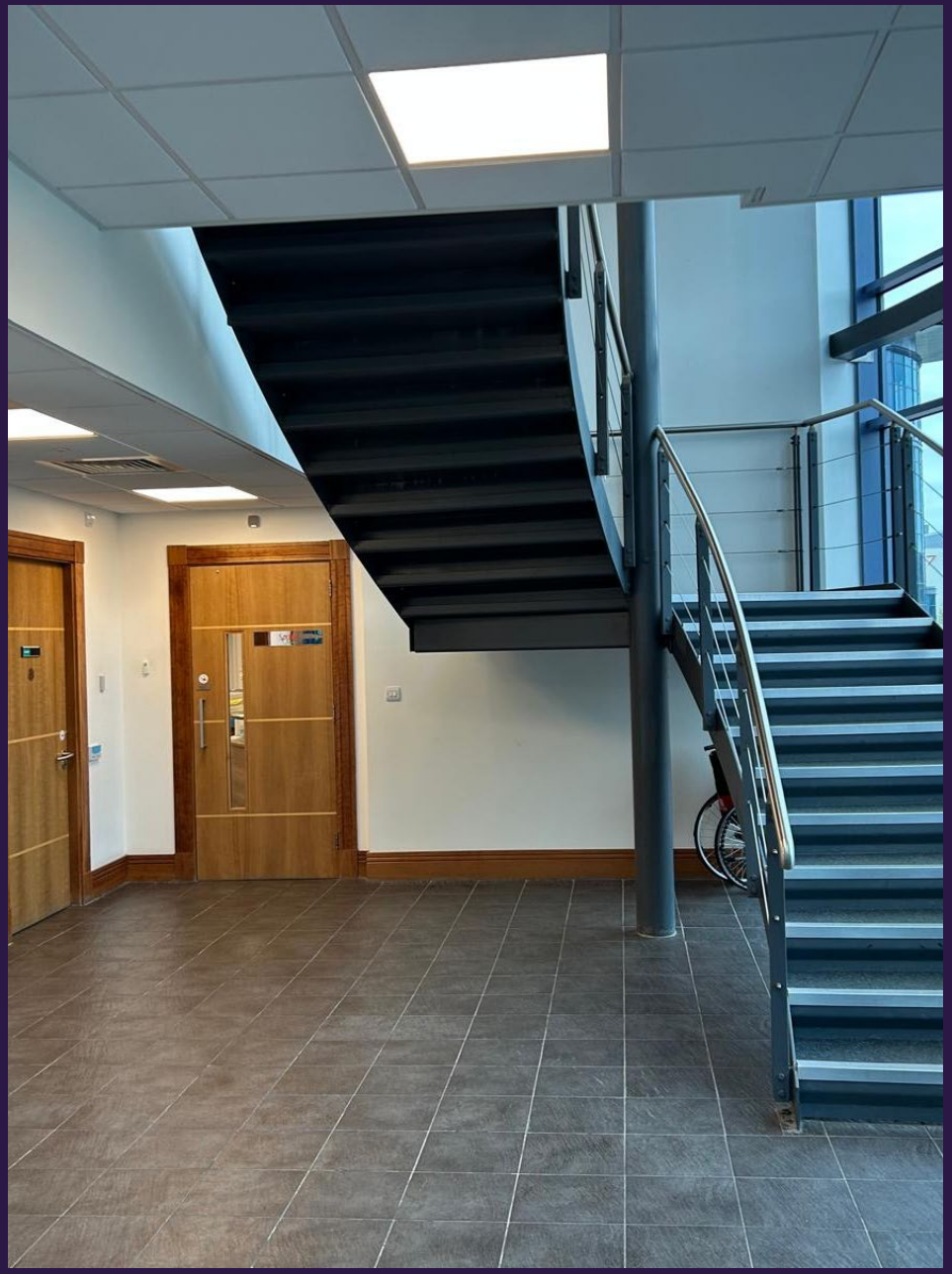
The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas calculated:

AREA	SQ.M	SQ.FT
First Floor	317.4	3,416

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

£55,000 per annum

Rateable Value

The First Floor has a Rateable Value of £43,500 effective from 1st of 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

The accommodation will be available on Full Repairing and Insuring Terms (FRI), for a period to be agreed. Any lease upwards of 5 years will incorporate periodic rent reviews.

Service Charge

There is a service charge payable by the occupiers in relation to the upkeep and maintenance of the common parts of the property. Further information can be provided on request.

EPC

The property has an EPC rating of A (14). Copy available on request.

VAT

VAT will be payable in addition to 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

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
e: graeme.nisbet@fgburnett.co.uk

Sophie Evans
t: 01224 597 525
e: sophie.evans@fgburnett.co.uk

01224 572 661 | fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.