FG Burnett®

To Let

Seabrokers House, Westpoint Business Park

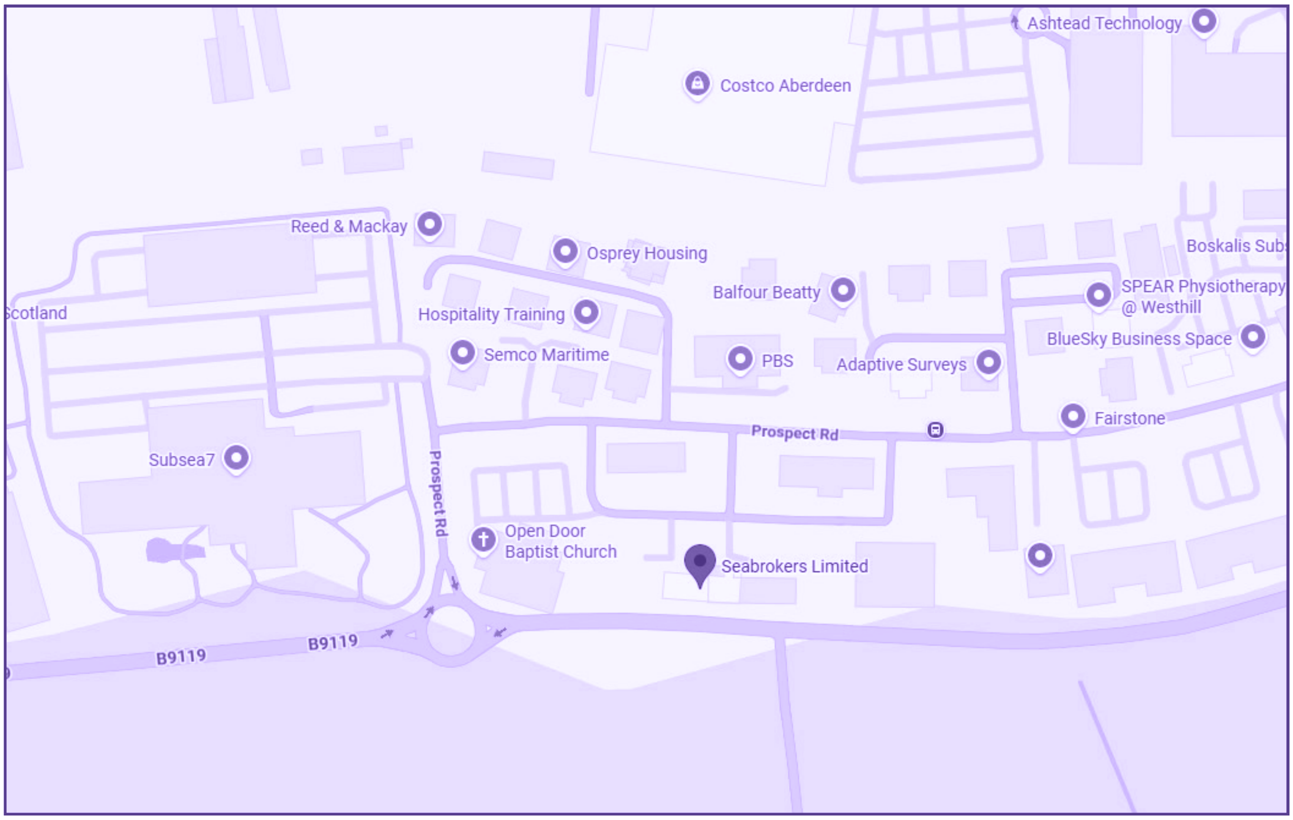
Westhill, Aberdeenshire, AB32 6FE

From 317.4 sq.m (3,416 sq.ft) - 778.1 sq.m (8,375 sq.ft)

— Modern Office Accommodation With Fit Out
— 28 Car Parking Spaces

All enquiries:
01224 572 661

fgburnett.co.uk



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.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

Ground Floor	460.7 sq.m	4,959 sq.ft
First Floor	317.4 sq.m	3,416 sq.ft
Total	**778.1 sq.m**	**8,375 sq.ft**

Description

The subject suites comprise the Ground Floor and 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 28 designated car parking spaces split between the available accommodation, a ratio of 1:300 sq.ft.

Rent

Ground Floor	£75,000 per annum
First Floor	£55,000 per annum

Lease Terms

The accommodation will be available on Full Reparing and Insuring Terms (FRI), and can leased in whole, or on a floor-by-floor basis.

Rateable Value

The suites have the following Rateable Values effective from 1st of April 2026:

Ground floor - £63,500

First floor - £43,500

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**

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

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.

Viewings & Offers

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

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