



FG Burnett

To Let/May Sell

Unit 11, Abercrombie Court

Westhill, Aberdeenshire, AB32 6FE

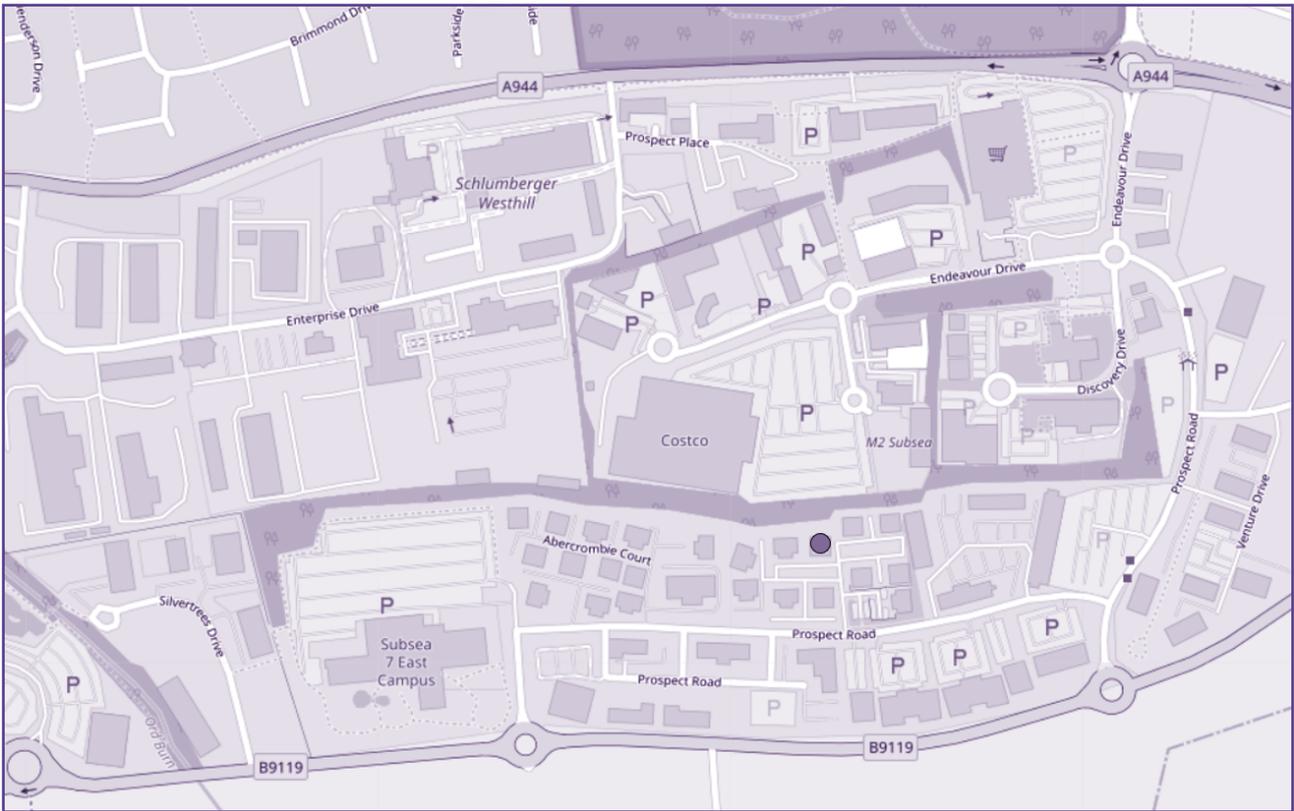
200.19 sq.m | 2,156 sq.ft

- Energy Performance Rating “A”
- 10 Car Parking Spaces
- Fully Refurbished with Fit-Out



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.

The building is located in Abercrombie Court, a commercial office development which completed in 2012. The development is situated in the heart of the commercial activity 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.

Surrounding occupiers include Vulcan Completion Products, JAS Forwarding (UK) Limited, Global Underwater Hub, Marks & Clerk, Abercrombie Dental, Balfour Beatty 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 newly-refurbished accommodation comprises a two storey, self-contained, semi-detached office building of steel frame and concrete block construction and which benefits from a modern specification to include the following:-

- Open plan office areas with partial fit out
- Suspended ceilings with recessed LED light fittings
- Full raised access floors
- Comfort cooling cassettes
- WC facilities
- Lift access (DDA compliant)
- Intruder alarm
- Fully carpeted office areas and tiled lobbies

There are 10 designated on-site car parking spaces (including 1 disabled space).

Floor Area

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

Ground Floor	95.91 sq.m	1,033 sq.ft
First Floor	104.28 sq.m	1,123 sq.ft
Total Floor Area	200.19 sq.m	2,156 sq.ft

Rent/Price

On application.

Rateable Value

The Rateable Value effective from 1 April 2023 is £34,750.

The Valuation Roll shows the draft Rateable Value effective from 1 April 2026 as £28,750.

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

The ingoing occupier will be responsible for the payment of a service charge in relation to the maintenance, repair, servicing and management of the common parts of the development. www.saa.gov.uk



Lease/Sale Terms

The accommodation is available on Full Repairing and Insuring terms for a negotiable duration.

Alternatively, the heritable interest may be available on a vacant possession basis.

EPC

A 11. Copy available on request.

VAT

VAT will be payable at the standard rate on all monies due under a lease or a sale of the property.

Legal Costs

Each party will bear their own legal costs associated with the documentation of a transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues applicable.

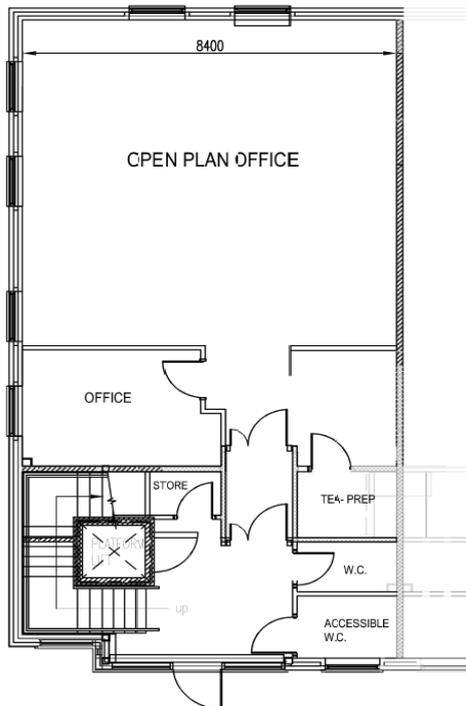
AML

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.

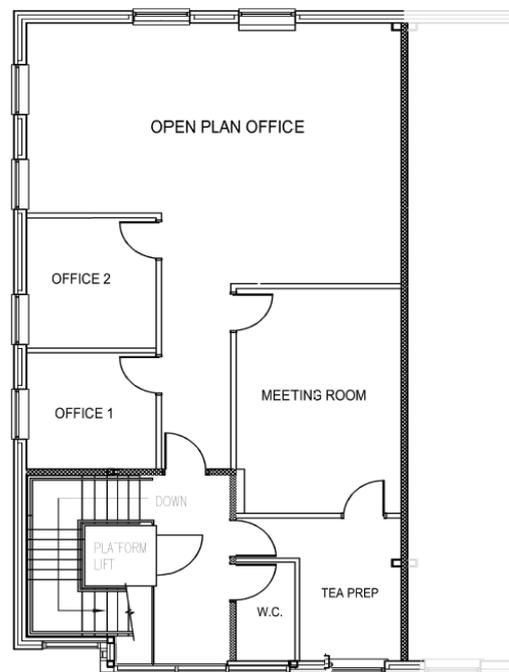
Entry

On conclusion of missives.





GROUND FLOOR PLAN



FIRST FLOOR PLAN

Viewings & Offers

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

Graeme Nisbet

t: 01224 597 532

e: graeme.nisbet@fgburnett.co.uk

Hollie Stevenson

t: 01224 597 533

e: hollie.stevenson@fgburnett.co.uk



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.