



FG[®] Burnett

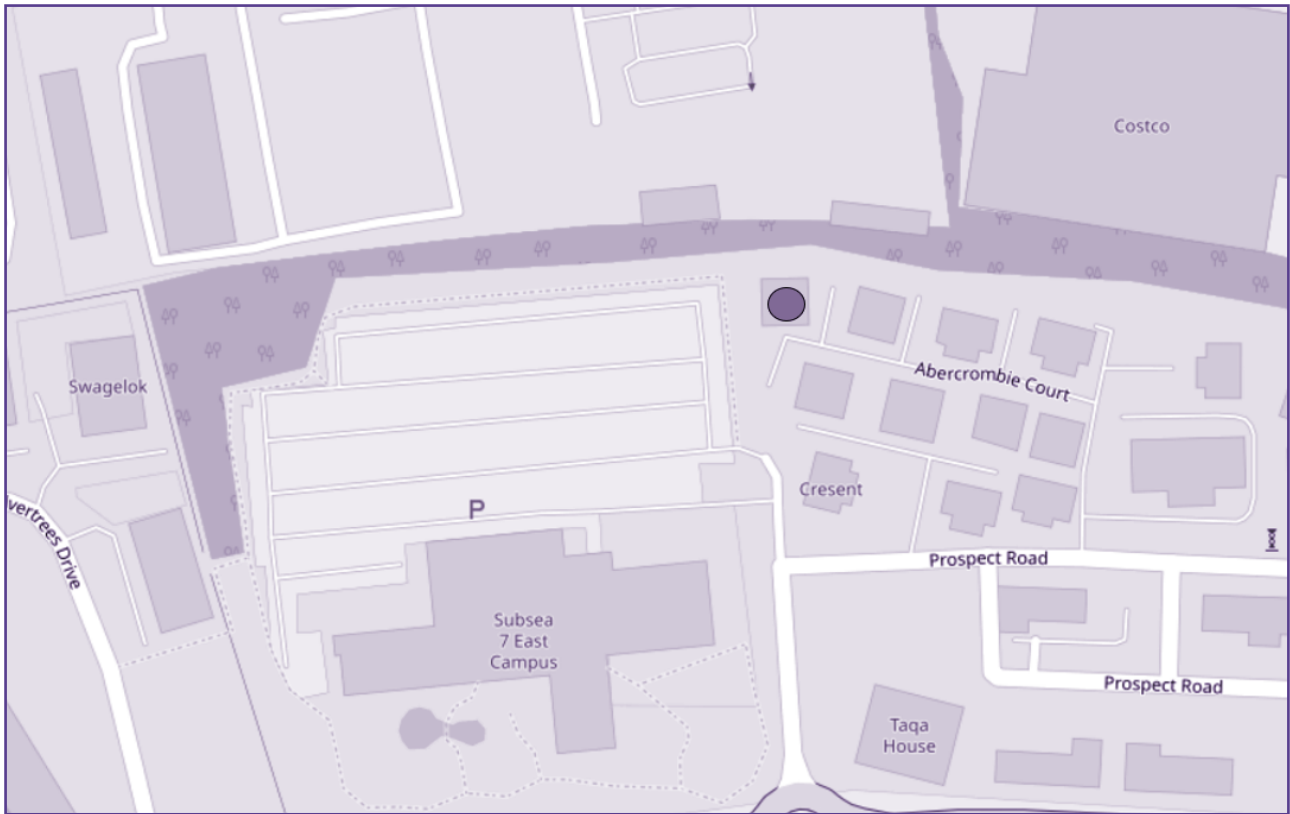
To Let / For Sale

Unit 26, Abercrombie Court

Westhill, AB32 6FE

200.4 sq.m | 2,157 sq.ft

- Modern Office Pavilion - Recently Refurbished
- With 10 Car Parking Spaces



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 Abercrombie Court, a development which completed in 2012. 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, Holiday Inn, Premier Inn and a shopping centre with a wide variety of tenants.

Surrounding occupiers include Yokogawa, Vulcan Completion Products, Colosseum Fitness, Abercrombie Dental Practice, Marks & Clerk 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 accommodation comprises a two storey, self contained, semi detached office building of steel frame concrete block construction which benefits from a modern fully refurbished specification to include:-

- Partial fit out
- Suspended ceiling with LED lighting
- Full raised access floors with floor boxes and Cat 6 cabling
- Comfort cooling / heating cassettes
- WC facilities and tea prep
- Lift access (DDA compliant)
- Intruder alarm
- Fully carpeted with tiled entrance lobby
- Newly formed WC's and kitchen on first floor level

There are 10 designated on-site car parking spaces.

Floor Areas

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	95.0 sq.m	1,022 sq.ft
First Floor	105.4 sq.m	1,135 sq.ft
Total	200.4 sq.m	2,157 sq.ft

Rent

£40,000 per annum exclusive of VAT.

Price

£350,000 exclusive of VAT.

Rateable Value

The Rateable Values effective from 1 April 2023 are:-

Ground Floor	£16,000
First Floor	£18,750

The Valuation Roll shows draft Rateable Values effective from 1 April 2026 as follows:-

Ground Floor	£12,250
First Floor	£15,500

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



EPC

C(40). Copy available on request.

VAT

VAT will be payable at the standard rate on all monies due.

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.

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.