



FG Burnett

To Let

Unit 7, Abercrombie Court

Arnhall Business Park, Westhill, AB32 6FE
205.1 sq.m | 2,207 sq.ft

- Modern Office Space
- Within the established Arnhall Business Park
- 11 Car Parking Spaces with Electric Vehicle Charging Points



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, within the wider Arnhall Business Park. 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 Abercrombie Dental Practice, Ultra, VULCAN, CCDP LLP, Proserv and Colosseum Fitness.

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 subjects comprise a two-storey semi-detached office building of steel framework clad in blockwork with a mono pitched roof clad in metal composite panelling.

The accommodation benefits from the following:

- Partial fit out
- Suspended ceiling with LED lighting
- VRV comfort cooling / heating cassettes
- WC facilities and tea prep
- Lift access (DDA compliant)
- Intruder alarm & secure entry system
- Fully carpeted with tiled entrance lobby
- WC's and tea prep facilities on the ground floor
- Ample parking with electric vehicle charging points

There are 11 designated on-site car parking spaces, 3 of which have Electric Vehicle Charging points

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	94.8 sq.m	1,020 sq.ft
First Floor	110.3 sq.m	1,187 sq.ft
Total	205.1 sq.m	2,207 sq.ft

Rent

£35,000 per annum exclusive of VAT.

Rateable Value

The Rateable Value effective from 1 April 2026 is £29,250.

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

There is currently a lease in place on Full Repairing and Insuring terms until 22/07/2030 at a passing rent of £42,518 per annum.

Our client is therefore looking to dispose of their leasehold interest by way of an assignation or sub-let.



Service Charge

There is a Development Service Charge payable by the tenant in relation to the maintenance, service and management of common parts of the wider development. Further details can be provided on request.

EPC

A(11). 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/s.

Graeme Nisbet

t: 01224 597 532

e: graeme.nisbet@fgburnett.co.uk

Adam Martin

t: 01224 597 527

e: adam.martin@fgburnett.co.uk



fgburnett.co.uk

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