



MODERN OFFICE PAVILION
WITH 10 CAR PARKING SPACES

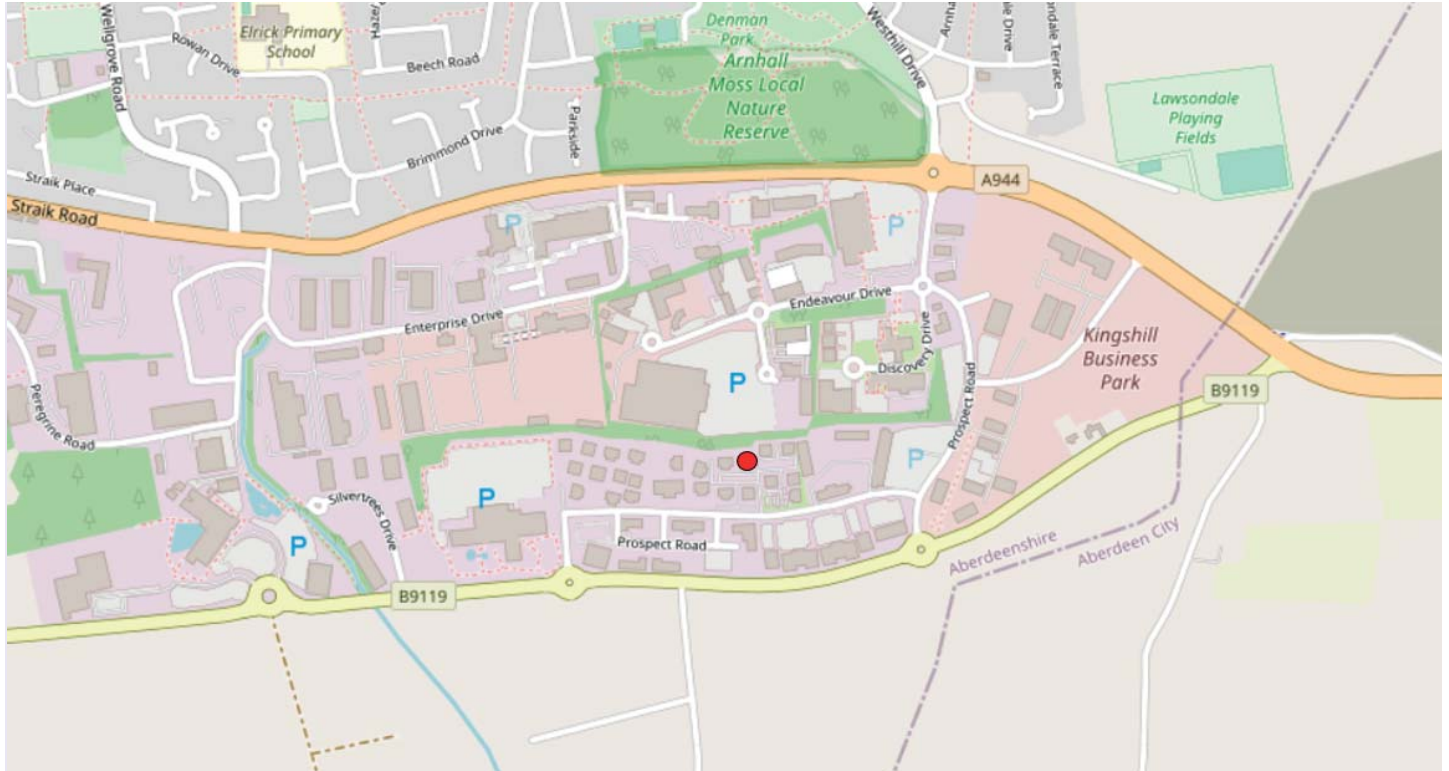


TO LET
Unit 11, Abercrombie Court

Westhill, Aberdeenshire, AB32 6FE | 202.6 sq.m (2,181 sq.ft)

To request a viewing call us on 01224 572661

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MODERN OFFICE PAVILION 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.

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 Yokogawa, Vulcan Completion Products, Technip, 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 available 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 LG7 light fitments
- 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 area calculated:-

Total Floor Area	202.6 sq.m	2,181 sq.ft
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RENT

On application.

RATEABLE VALUE

The premises are currently contained in the Valuation Roll as having a Rateable Value of £44,500 effective from 1 April 2017.

RATES DETAIL

Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

SERVICE CHARGE

The ingoing tenant 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.

LEASE TERMS

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

EPC

E. Copy available on request.

VAT

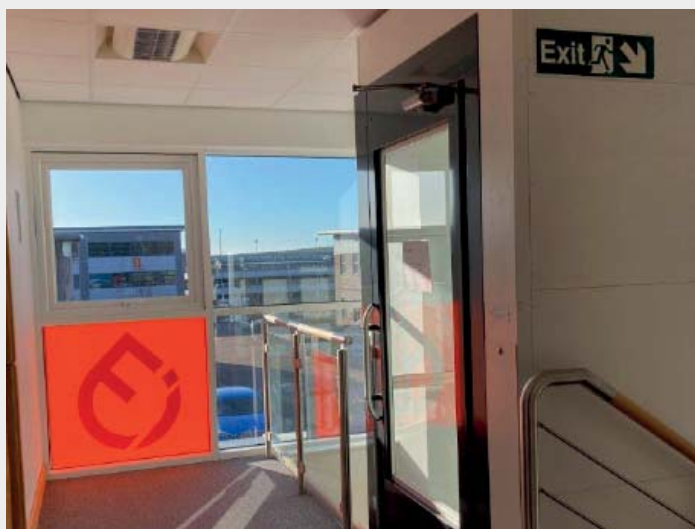
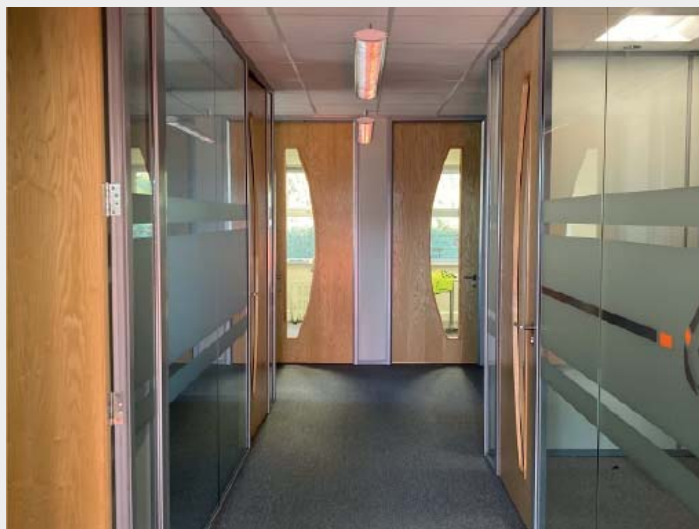
VAT will be payable at the standard rate on all monies due under the lease.

LEGAL COSTS

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

ENTRY

Entry will be available from 10 April 2021.



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VIEWING & OFFERS

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



FG Burnett

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