

TO LET

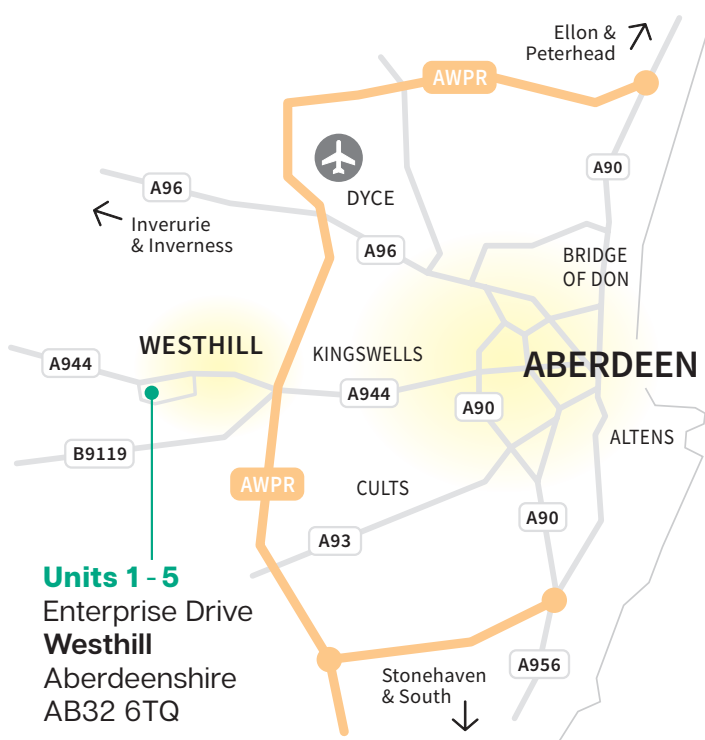
Units 1 - 5 Enterprise Drive
Westhill Aberdeenshire
AB32 6TQ

**Available as a whole
or individually**



TERRACED INDUSTRIAL UNITS

From **274.82 sq.m (2,958 sq.ft)**
to **2,144.98 sq.m (23,089 sq.ft)**



Location

The subjects are located within Westhill, approximately 8 miles west of Aberdeen city centre. The properties are situated at the west end of Enterprise Drive within Westhill Industrial Estate.

Westhill benefits from excellent accessibility to routes north, south and east to the city centre. The forthcoming completion of the AWPR (Aberdeen Western Peripheral Route) will improve connectivity between Westhill and Aberdeen, its Airport and harbour, as well as reducing commuter times across the City and Shire.

Surrounding occupiers include Technip, Schlumberger, Chap Construction, JFD Ltd and Bibby Offshore.

Units 1 - 5 Enterprise Drive Westhill Aberdeenshire B32 6TQ



Description

The subjects comprise a terrace of five industrial units with a circulation yard to the front / east side of the terrace and a tarmac storage yard area to the rear / west side. The terrace is of steel portal frame construction, off a concrete floor, under a pitched asbestos cement sheet roof with blockwork walls to dado height with insulated profile metal cladding above. There are full height concrete block walls sub dividing the units.

Each unit provides workshop/warehouse accommodation with a small office area and welfare facilities to the front. The workshops benefit from gas Ambi-rad radiant tube heaters, high bay lighting and vehicle access is provided via roller shutter doors to the front. There is a shared car park to the west of the terrace which provides approx. 62 spaces.

Floor Areas

We calculate the approximate gross internal floor area as follows:

Description: Units 1-5	sq.m	sq.ft
Unit 1 workshop	417.87	4,498
Unit 2 workshop	415.02	4,467
Unit 3 workshop	274.82	2,958
Unit 4 workshop	275.40	2,965
Unit 5 workshop	415.85	4,476
Unit 5 office/labs	149.99	1,615
Unit 5 mezzanine	196.03	2,110
TOTAL	2,144.98	23,089

Lease Term

The subjects are available as a whole or individually on the basis of a new full repairing and insuring lease. Any medium/ long term lease will provide for upward only rent reviews.

Rent

Upon Application.

Rateable Value

The subjects require to be assessed on occupation.

EPC Rating

The Energy Performance Ratings for the properties are as follows:

- Unit 1 – F
- Unit 2 – E
- Unit 3 – F
- Unit 4 – F
- Unit 5 – G

VAT

All prices quoted in the schedule are exclusive of VAT.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, as appropriate.

Viewings & Offers

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.



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