

HIGH QUALITY OFFICE PAVILION

- > REFURBISHED OFFICE SPACE
- > AVAILABLE IN WHOLE OR PART
- > 32 DEDICATED CAR PARKING SPACES
- > TOTAL AREA – 737 SQM (7,933 SQFT)

TO LET/MAY SELL

PAVILION 4, ASPECT 32, ARNHALL BUSINESS PAR, WESTHILL, AB32 6FE

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High Quality Office Pavilion Located within Popular Westhill Location

LOCATION

The subject property is prominently situated within Arnhall Business Park in Westhill, a popular satellite town 7.5 miles west of Aberdeen city centre and 6 miles south of Aberdeen Airport.

Arnhall Business Park is an established commercial location which is easily accessible from the A944 and the B9119, providing dual carriageway access to Aberdeen. The location also benefits from easy access to the Aberdeen Western Peripheral Route (AWPR) via the Kingswells Junction, improving connectivity to the north and south of the city.

Occupiers in the vicinity include Total, Subsea 7, TechnipFMC, Rever Offshore, Proserv, TeeKay Petrojarl, StormGeo, Marsh and CALA. A wide range of amenities can be found nearby which include Tesco, Costco, Aldi, Holiday Inn, Premier Inn, Hampton by Hilton and the Westhill Shopping Centre, anchored by Marks & Spencer's food store and Costa



DESCRIPTION

The subjects comprise a modern, two storey office building which was constructed in 2008. The building is of steel frame construction under a pitched profile metal clad roof with raised domed glazed roof lights.

Internally, the office accommodation is predominately open plan in nature on the ground floor with the provision of cellular accommodation on the first floor. The subjects benefit from an eight person passenger lift, tea prep and male, female and accessible WCs on each floor.

REFURBISHMENT

The premises are currently being refurbished.

PARKING

32 exclusive car parking spaces are associated with the accommodation.

FLOOR AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and extend to the following approximate areas:

ACCOMMODATION	m ²	ft ²
Ground Floor	369.96	3,982
First Floor	367.04	3,951
TOTAL	737.00	7,933



SUB-DIVISION

The premises are available in whole or part.

RENT

Upon application

LEASE TERMS

Flexible lease terms are available.

PRICE

Alternatively, our client will consider a sale of the premises, further detail available upon request.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable Value of £159,000.

VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'C'.

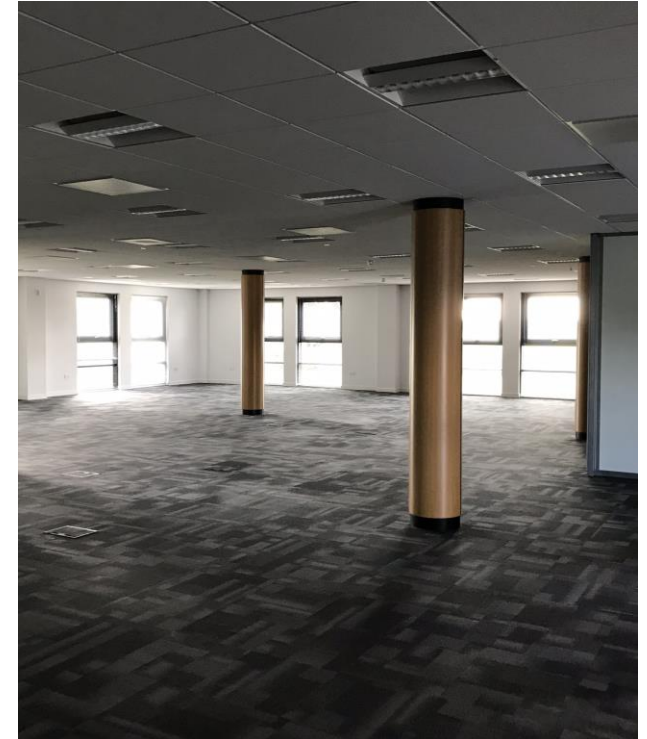
Further information and a recommendation report is available to seriously interested parties on request.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction with the incoming tenant being responsible for any LBTT and . Registration Dues.

ENTRY

Immediate entry is available.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
Mark McQueen, mark.mcqueen@shepherd.co.uk

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