SHEPHERD Commercial

SILVERTREES BUSINESS PARK

WESTHILL, ABERDEENSHIRE, AB32 6BH

INDUSTRIAL PREMISES

TO LET/FOR SALE

- DETAILED CONSENT SECURED
- UNIT 1: 878 sqm (9,450 FT²)
- UNIT 2: 772 sqm (8,309 FT²)

CHAP DEVELOPMENTS

SILVERTREES BUSINESS PARK

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LOCATION:
Silvertrees Business Park occupies a strategic and prime location within the established Subsea sector of Westhill. The area has seen significant growth in recent years and has become a centre of excellence on a global scale boasting a number of high profile global occupiers. Subsea 7 occupies large facilities to the east and west of Silvertrees Business Park and other high profile occupiers in the surrounding area include NOV Elmar, Technip, Schlumberger, TAQA, Bibby, Forum and Fairfield Energy.

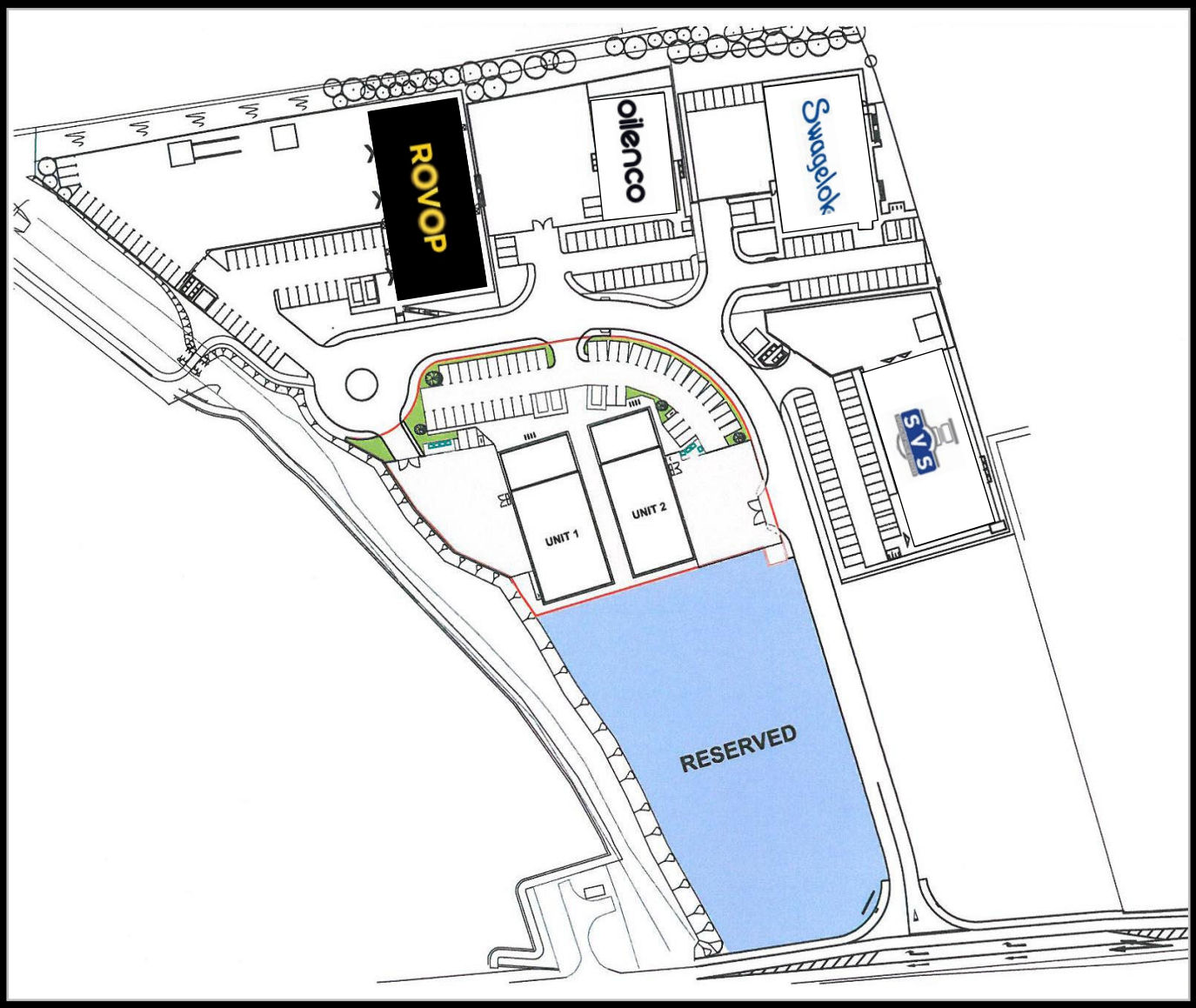
Silvertrees Business Park itself is located approximately 6 miles West of Aberdeen and is easily accessible with direct access from the B9119. Westhill is strategically positioned to access the North, South and City Centre. This will be further enhanced upon the completion of the Aberdeen Western Peripheral Route (AWPR). In addition Westhill benefits from good local amenities to include Tesco, Marks and Spencer Simply Food and Costco all of which are easily accessible.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:
Detailed planning consent has been secured for development of two detached industrial units that will be constructed to provide the following specification:-

- 6.5 m Eaves Height
- Two Storey Offices
- Dedicated Secure Yards
- High quality finishes throughout

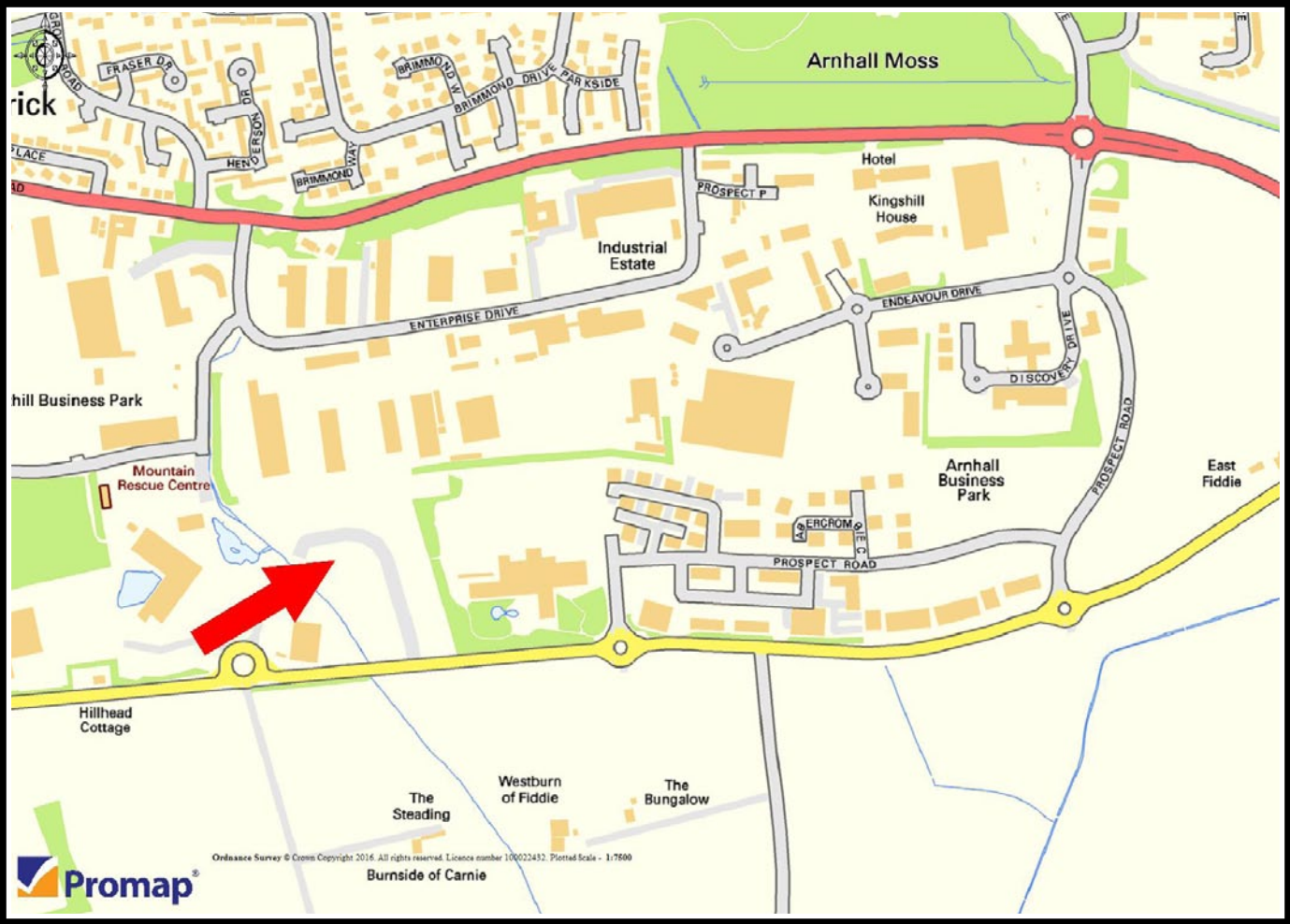
1. SUBSEA 7
2. TAQA BRATANI
3. BIBBY OFFSHORE
4. TESCO
5. TECHNIP
6. CHAP GROUP
7. NOV ASEP ELMAR
8. FAIRFIELD ENERGY
9. KONGSBERG MARITIME
10. COSTCO



ACCOMMODATION:
The subjects will extend to the following Gross Internal Floor Areas calculated in accordance with the RICS Code of Measuring Practice (6th Edition)

ACCOMMODATION	m²	ft²
Unit 1		
Warehouse	530	5,704
Office	348	3,745
Yard	708	7,621

ACCOMMODATION	m²	ft²
Unit 2		
Warehouse	467	5,027
Office	305	3,283
Yard	601	6,473



CAR PARKING:
The subjects will benefit from the following car parking:-

Unit 1 26 spaces
Unit 2 23 spaces

LEASE TERMS:
The subjects are available on a new full repairing and insuring lease.

RENTAL:
Upon application.

PRICE:
Upon application.

TIMING:
The subjects can be completed within a 6 month timeframe from conclusion of missives. Further detail on the timeline for completion can be provided upon request.

ENERGY PERFORMANCE CERTIFICATE:
The development will target an Energy Performance Rating of "B".

VAT:
All figures are quoted exclusive of VAT at the prevailing rate.

SERVICE CHARGE:
There shall be a service charge for the upkeep and maintenance of the common areas contained within Silvertrees Business Park.

LEGAL COSTS:
In the event of a letting, the ingoing tenant will be responsible for all legal costs associated with the transaction to include LBTT, Registration dues, etc.

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

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SHEPHERD Commercial

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