A modern, two-story office building with a mix of brick and dark grey panels. Large glass windows are prominent on the right side. Several cars are parked in a paved lot in front of the building. The sky is overcast.

MODERN OFFICE PREMISES WITH CAR PARKING

- > FLOOR AREA: 206.16 SQ.M (2,219 SQ.FT)
- > AVAILABLE IN PART OR WHOLE
- > 11 CAR PARKING SPACES
- > RENTAL: £35,000 PER ANNUM

TO LET/MAY SELL

4 ABERCROMBIE COURT, ARNHALL BUSINESS PARK, WESTHILL, ABERDEEN, AB32 6FE

CONTACT: Mark McQueen, Mark.McQueen@shepherd.co.uk 01224 202828 www.shepherd.co.uk



LOCATION

The property is situated within the popular Abercrombie Court development of Arnhall Business Park, which lies approximately 6 miles to the west of Aberdeen City Centre in Westhill, a global hub for sub-sea engineering.

The property benefits from its close proximity to the A944, which leads directly to the Aberdeen Western Peripheral Route (AWPR) linking the north and south of Aberdeen.

Occupiers within the vicinity include Subsea 7, Yokogawa, Apex Tubulars, Miroscotland Ltd and Axis Well Technology Ltd.

DESCRIPTION

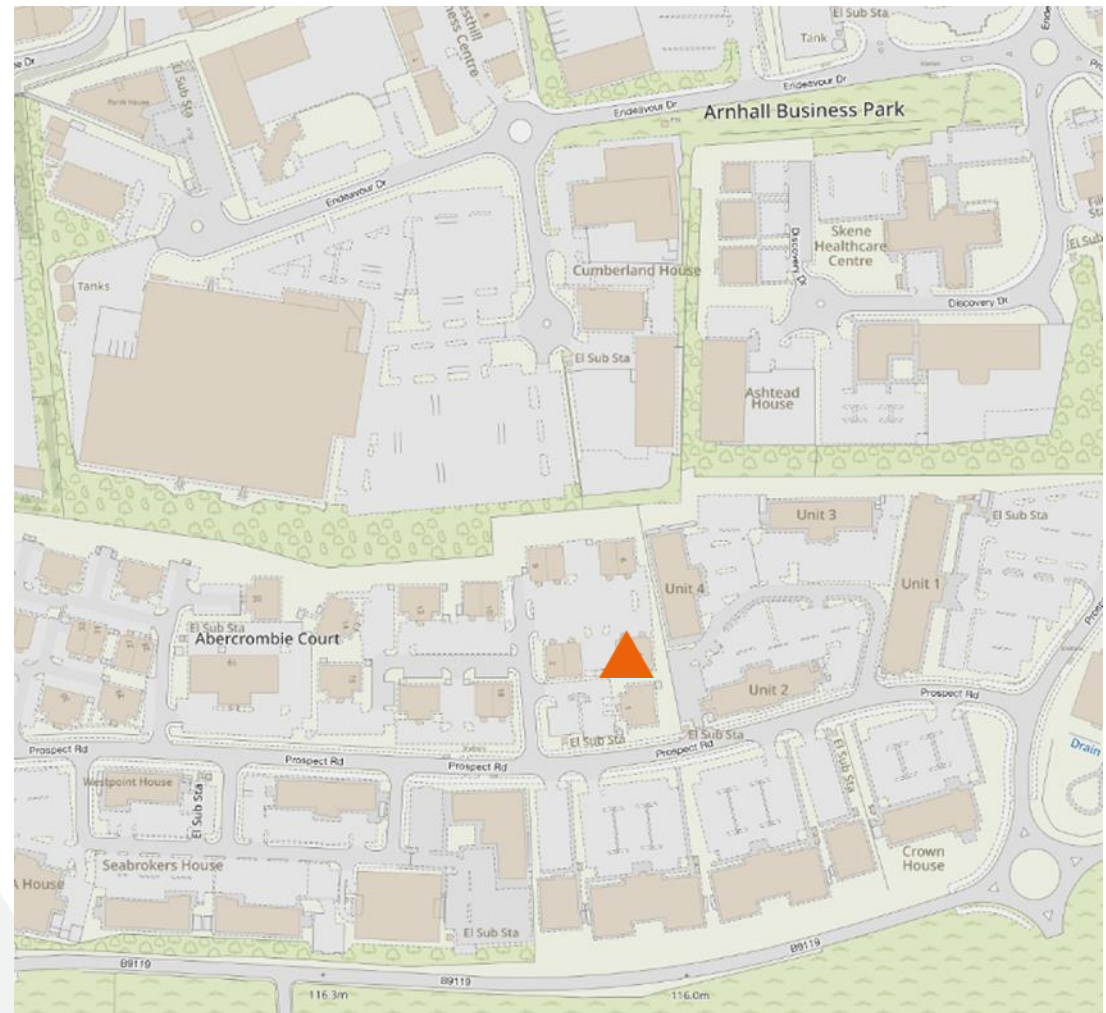
The subjects comprise of a semi-detached two storey office building with external walls finished in brick with a profile metal sheet roof over. A small canopy projects out over the front entrance and is of steel frame design with a glazed roof over.

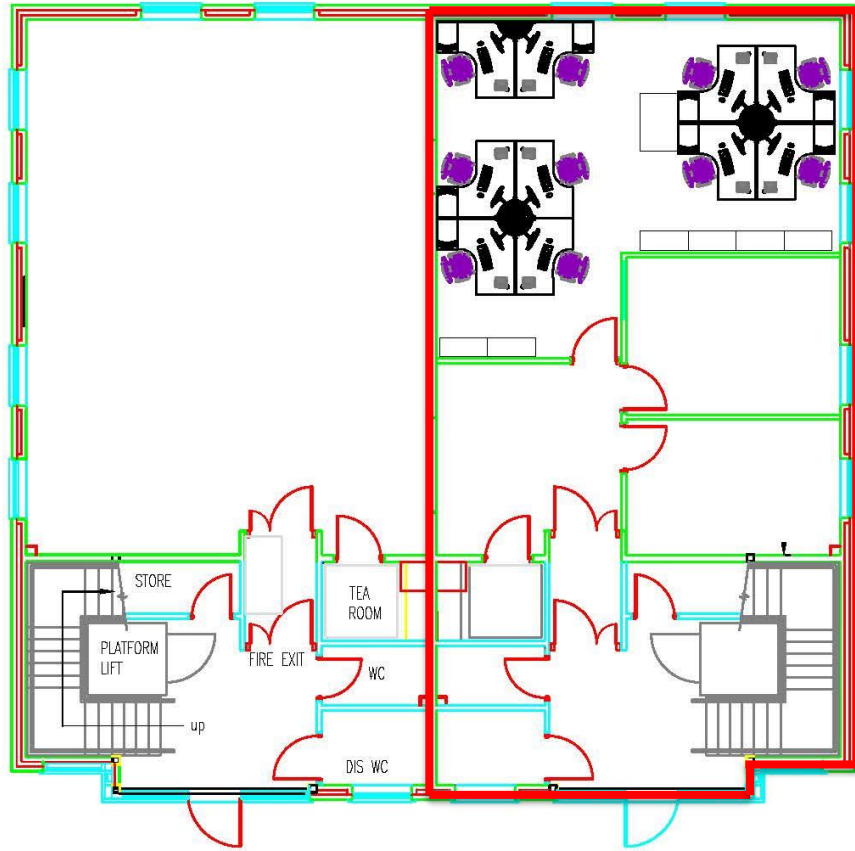
Internally the accommodation provides an entrance vestibule which gives access to a reception area with disabled WC and separate male and female toilet facilities along with a lift to access the first floor area.

The office accommodation has raised access floors with the walls being plastered and painted and a suspended ceiling being installed incorporating LG7 lighting and comfort cooling units. Tea preparation facilities are located on both levels.

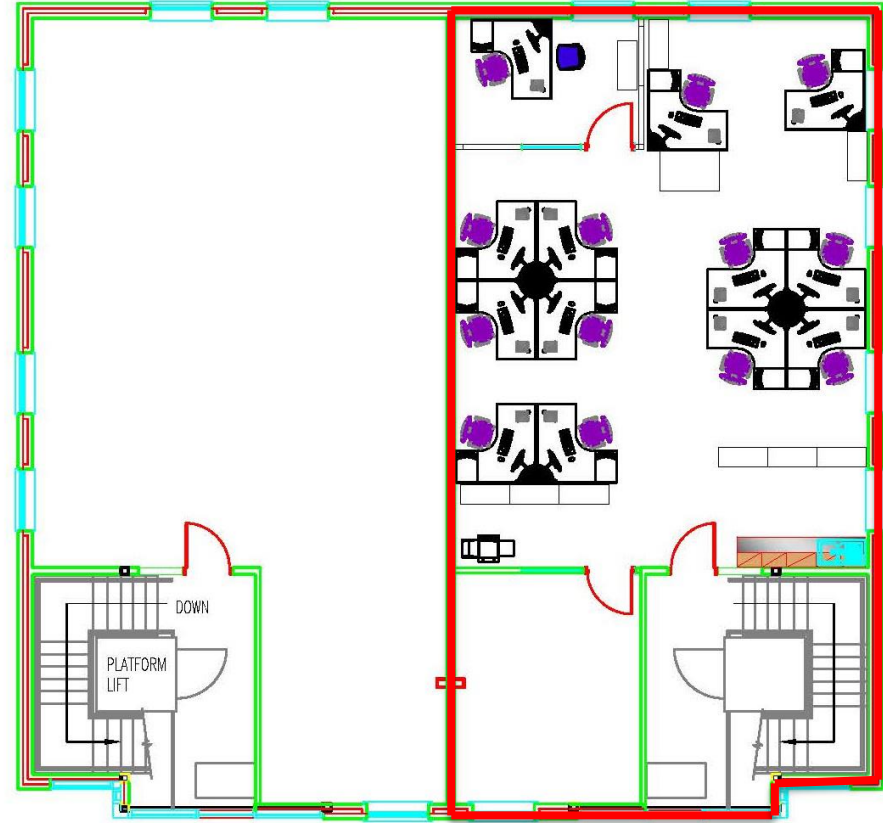
CAR PARKING

11 Dedicated Car Parking spaces are associated with the subjects.





GROUND FLOOR PLAN EXISTING



FIRST FLOOR PLAN EXISTING

4 ABERCROMBIE COURT, ARNHALL BUSINESS PARK, WESTHILL, ABERDEEN, AB32 6FE

ACCOMMODATION

	m ²	ft ²
Ground Floor	96.35	1,037
First Floor	109.77	1,182
TOTAL	206.16	2,219

The Premises have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Consideration will be given to a single floor letting.

RENTAL

£35,000 per annum exclusive of VAT and payable quarterly in advance.

LEASE TERMS

The premises are available on the basis of a new lease of negotiable duration.

PRICE

Upon Application

RATEABLE VALUE

The subjects are entered into the Valuation Roll at a Rateable Value of £35,000.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "D"

Further information and a recommendations report are available to seriously interested parties upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

VAT

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



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

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

www.shepherd.co.uk

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