

TO LET

Office Accommodation

Recently refurbished ready for occupation

82 car parking spaces available

Located within popular industrial estate

Size: 831.10 SQM (8,946 SQFT)

Rental: £70,000 per annum



WHAT 3 WORDS

ENTERPRISE DRIVE, WESTHILL, AB32 6TQ

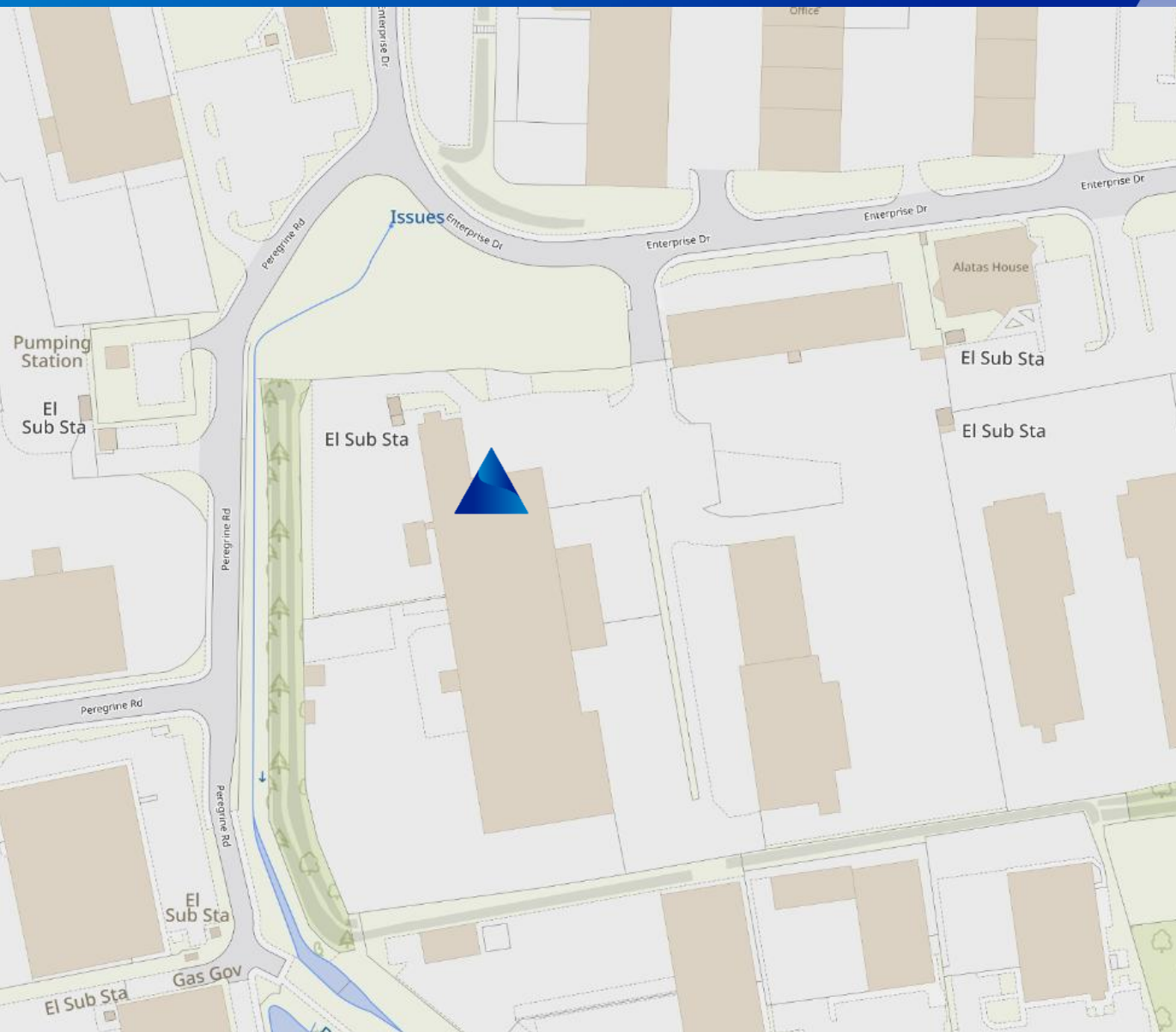
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Location

ENTERPRISE DRIVE, WESTHILL, AB32 6TQ



The subjects are located on the south side of Enterprise Drive, within the heart of Westhill Industrial Estate. The estate is modern industrial business complex, approximately 7 miles from Aberdeen city centre. Westhill itself is a prominent suburb of Aberdeen which is popular location due to range of amenities and excellent transport links.

Enterprise Drive benefits from ease of access to road networks via the A944 and Aberdeen Western Peripheral Route (AWPR), providing quick access to the city centre, harbour and beyond. Other occupiers within the estate include Proserv, TechnipFMC, Schlumberger and Boskalis.



FIND ON GOOGLE MAPS



Photographs

ENTERPRISE DRIVE, WESTHILL, AB32 6TQ



Board Room & Meeting Room Facilities



Description

ENTERPRISE DRIVE, WESTHILL, AB32 6TQ



Reception

The subjects comprise self-contained ground and first floor office accommodation, contained within a larger building under separate occupancy to Proserv. The building is of two storey design being clad in blockwork with sections of feature granite stonework.

Access to the suite is via double doors from the car park, leading to an entrance vestibule before an open plan reception area. The ground floor is split to provide a range of open plan office areas of various sizes. The same can be said at first floor level with additional smaller rooms utilized as private offices. The accommodation is finished similarly throughout after a recent refurbishment, providing space which is suitable for immediate occupation. Male and female WC facilities can be found on both levels.

Car Parking

The subjects benefit from 82 allocated car parking spaces.



Photographs

ENTERPRISE DRIVE, WESTHILL, AB32 6TQ



Open Plan Office Accommodation





External Photographs

ENTERPRISE DRIVE, WESTHILL, AB32 6TQ



Building & Car Parking (Rear)



Building & Car Parking (Front)



Accommodation

	m ²	ft ²
Ground Floor	525.62	5,658
First Floor	305.49	3,288
TOTAL	831.10	8,946

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

Rental

£70,000 per annum exclusive of VAT.

Lease Terms

The premises are available on the basis of a New Full Repairing and Insuring Lease of negotiable duration.

Rateable Value

The property is contained within a larger entity and will require to be reassessed upon occupation.

A rates estimate is available to interested parties.

Energy Performance Certificate

An EPC and recommendation report is available to seriously interested parties upon request.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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