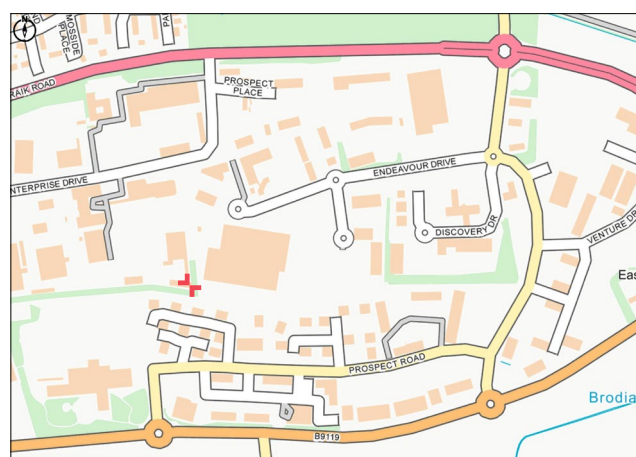




## Ground Floor, 22 Abercrombie Court, Westhill, Aberdeenshire, AB32 6FE

- Open plan accommodation
- Net Internal Area (NIA): 230.95 sq. m (2,486 sq. ft)
- Flexible lease terms



## LOCATION

The subjects are located on the North side of Abercrombie Court within Arnhall Business Park, Westhill. Located 6 miles West of Aberdeen, Westhill benefits from excellent transport links located close to the Aberdeen Western Peripheral Route and A944, providing good access to both the North and South of Aberdeen.

Westhill benefits from a wide range of local amenities including a Tesco Superstore, Premier Travel Inn, Costco Superstore and local Shopping Centre anchored by M&S foodstore.

## DESCRIPTION

The subjects comprise an open plan office suite, at ground floor level, within a two-storey detached office building of steel frame construction under a mono-pitched profile clad roof with a mixture of brickwork and curtain walling.

Internally the specification includes suspended acoustic tiled ceilings incorporating LED lighting, raised access floors with carpeting and fully integrated comfort cooling. The office suite benefits from male and female toilets including a disabled W.C., as well as an integrated kitchen.

## CAR PARKING

There are 8 dedicated car parking spaces. Disabled parking facilities are also available.

## ACCOMMODATION

We calculate the following approximate Net Internal Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Floor	Description	Sq. m	Sq. ft
Ground Floor	Office	230.95	2,486

## RATING

The subjects are currently entered into the rateable value roll at £49,750. The proposed rateable value from April 2023 is £38,500.

## LEASE TERMS

The subjects are available on the basis of a Full Repairing Insuring Lease on terms to be agreed.

## RENT

£40,000 per annum exc.

## VAT

All prices quoted in the schedule are exclusive of VAT.

## ENTRY

Upon agreement.

## ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC rating of C30.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

## VIEWINGS

To arrange a viewing or for further information, please contact the sole letting agents.

To arrange a viewing please contact:



**Euan Rolland**  
Graduate Surveyor  
euan.rolland@g-s.co.uk  
07825 875303



**Chris Ion**  
Director of Commercial Agency  
chris.ion@g-s.co.uk  
07717 425298

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: March 2023