

TO LET

MODERN OFFICE PAVILLION WITH CAR PARKING

 GRAHAM  
SIBBALD



Pavilion 3, Arnhall Business Park, Westhill,  
Aberdeenshire AB32 6FG

- Modern open plan accommodation
- 20 exclusive car parking spaces
- Net Internal Area (NIA): 498.1 sq.m ( 5,362 sq.ft) approx.
- Longer lease available via landlord

## LOCATION

The property occupies a prominent position within the Arnhall Business Park, Westhill, a popular satellite town, which is located approximately 7.5 miles west of Aberdeen and 6 miles south of Aberdeen International Airport. Arnhall Business Park 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.

Major occupiers within the Arnhall Business Park include Boskalis, Proserv, Subsea 7, Technip, Total Energies, Costco and Tesco.

## DESCRIPTION

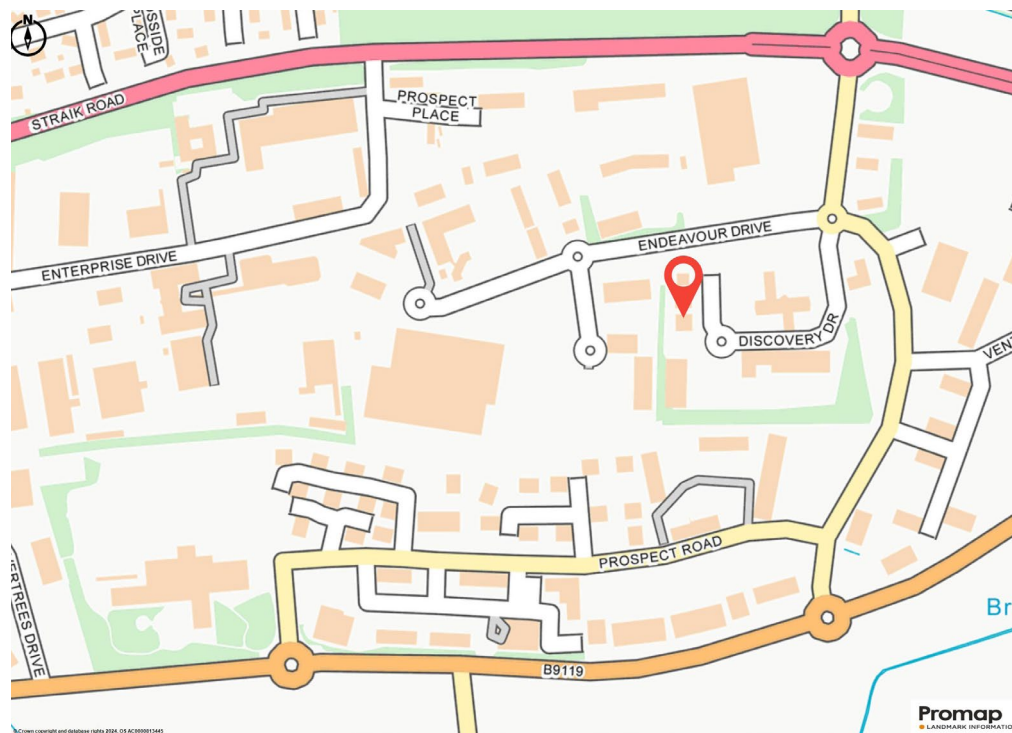
Pavilion 3 comprises a modern detached two storey office pavilion of steel frame construction which is externally clad in brickwork and metal cladding.

Internally, the office accommodation is modern and finished to the highest specification providing a mix of open plan accommodation, a large boardroom and several other meeting rooms. The unit benefits from raised floors and comfort cooling. Each floor benefits from male and female toilets, along with a shower room, large kitchen and breakout area all located on the ground floor.

## ACCOMMODATION

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

ACCOMMODATION	SQ. M.	SQ. FT.
Ground Floor	248.8	2,678
First Floor	249.3	2,684
<b>TOTAL</b>	<b>498.1</b>	<b>5,362</b>



## CAR PARKING

20 exclusive car parking spaces are included. Two EV charging stations have also been installed.

## LEASE TERMS:

The property is offered by way of an assignation or sub-lease for the remaining lease term. Our client's Full Repairing and Insuring lease subsists on 30th September 2025 at a passing rent of £70,000.

A longer lease may be available via negotiation with the landlord.

## RATING

The property has a rateable value of £63,000. The Uniform Business Rate for the year 2024/2025 is 54.5p in the £.

## ENERGY PERFORMANCE CERTIFICATE (EPC):

The property has an Energy Performance Rating of D. Further details are available on request.

## VAT:

All figures are exclusive of Value Added Tax.

## LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the preparation of the lease with the ingoing tenant liable for LBTT and registration dues in normal manner.

## VIEWING:

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

To arrange a viewing please contact:



**Emma Gilbert**

Surveyor

emma.gilbert@g-s.co.uk

07717 441280



**Chris Ion**

Director of Commercial Agency

Chris.ion@g-s.co.uk

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## 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 2024