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01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET

**MODERN OFFICE ACCOMMODATION WITH
EXCELLENT CAR PARKING PROVISION**



**PAVILION 3
WESTPOINT BUSINESS PARK
PROSPECT ROAD
WESTHILL
ABERDEEN
AB32 6FE**

Viewing strictly by appointment
with the sole letting agents.

Floor Area:
1167.74 sq. m. (12,570 sq. ft.)

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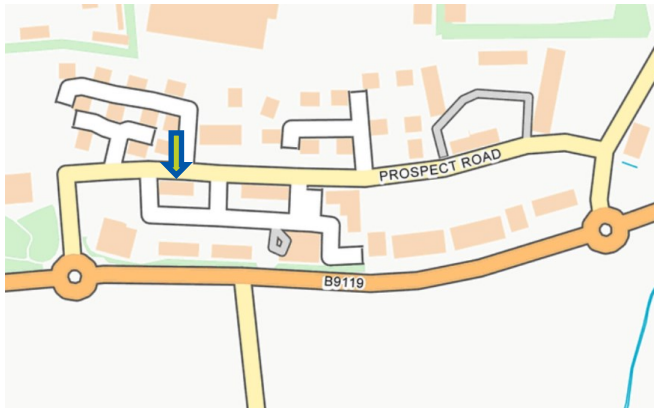
Aberdeen
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020 7436 1212

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The exact location of the property is shown on the map.



Location:

The subjects are situated approximately 6 miles west of Aberdeen City Centre and accessed via the A944. Westhill provides easy access to all parts of the North East, thanks to the completion of the Aberdeen Western Peripheral Route.

The subjects are situated in the prominent Westpoint Business Park, close to a number of Oil and Gas occupiers such as Subsea 7, Proserv, Total and Technip FMC. Shopping facilities include a Tesco Superstore, Marks and Spencer Simply Food Store, Costco Wholesale and a host of smaller shops as well. Westhill is widely recognised as a premier office and industrial location serving both Aberdeen City and Aberdeenshire.

Description:

The subjects comprise a modern office premises arranged over ground, first & second floor. The office accommodation benefits from the following specification:

- Flexible open plan layouts
- Clear floor plates (no column interference)
- Flexible 3-pipe VRV heat recovery air conditioning
- Raised access floor
- LED lighting throughout
- DDA Compliant
- 8-person passenger lifts
- Advanced security systems
- 39 car parking spaces

Accommodation:

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a net internal basis and extend to the following approximate areas:

Description	Sq m	Sq ft
Ground floor	385.94	4,154
First floor	390.90	4,208
Second floor	390.90	4,208
Total:	1167.74	12,570

Lease Terms:

The property is available to let on full repairing and insuring terms, either as a whole or on a floor by floor basis.

Further information is available on request from the letting agents.

Rent:

£16 per sq. ft.

Rateable Value:

The subjects are currently entered in the valuation roll with a rateable value from 1 April 2017 of:

NAV/RV: £264,000

This is due for reassessment from 1 April 2023 at a rateable value of:

NAV/RV: £196,000

Energy Performance Certificate (EPC):

TBC

VAT:

All figures quoted are exclusive of VAT.

Legal Costs:

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing tenant or purchaser will be responsible for any LBTT and Registration Dues, if applicable.

Viewings & Further Information:

To arrange a viewing or for further information, please contact:

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