

Ryden.co.uk
01224 588866

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

TO LET

**MODERN REFURBISHED 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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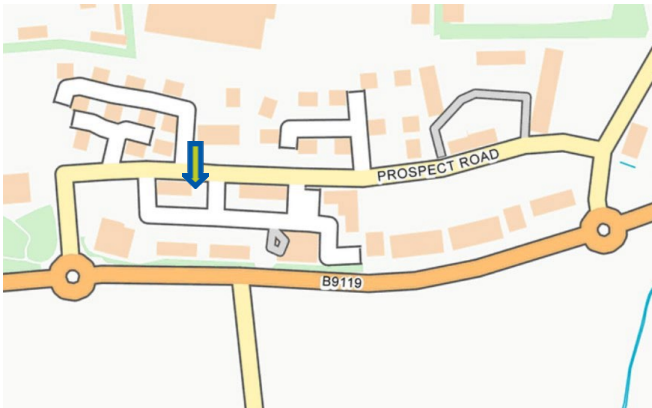
Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778

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 refurbished 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
- New floor coverings throughout
- Tea prep stations on each floor with integral white goods
- Redecorated throughout
- Voice and data cabling throughout
- DDA Compliant
- 8-person passenger lifts
- 39 car parking spaces

Rateable Value:

The subjects are currently entered in the valuation roll with a rateable value from 1 April 2023 of:
NAV/RV: £196,000.

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.

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:

Ryden LLP
The Capitol
431 Union Street
Aberdeen
AB11 6DA

Tel: 01224 588866

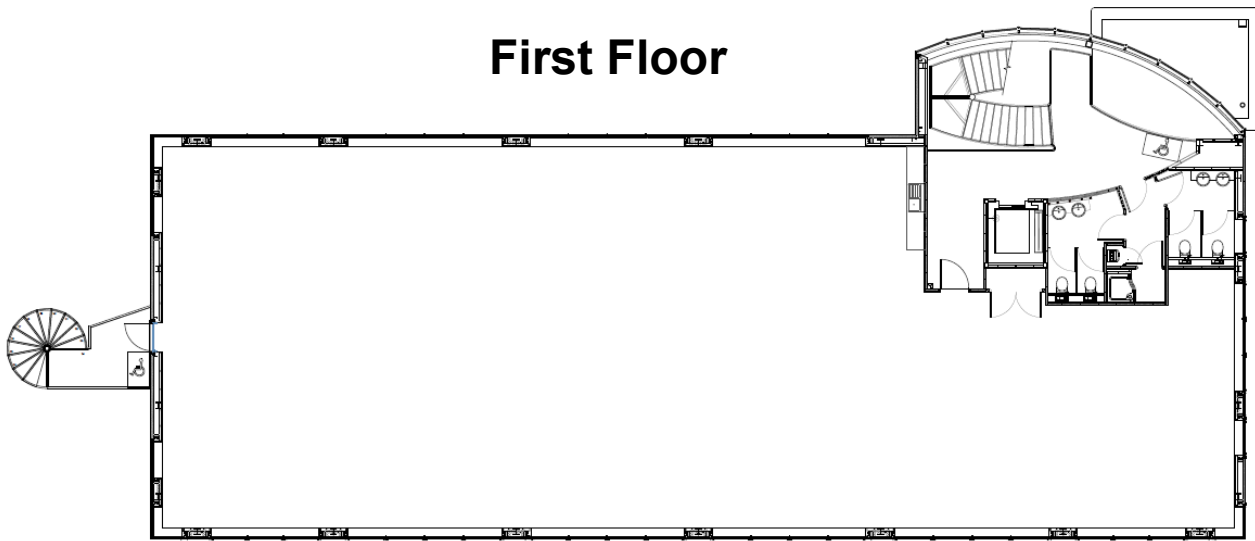
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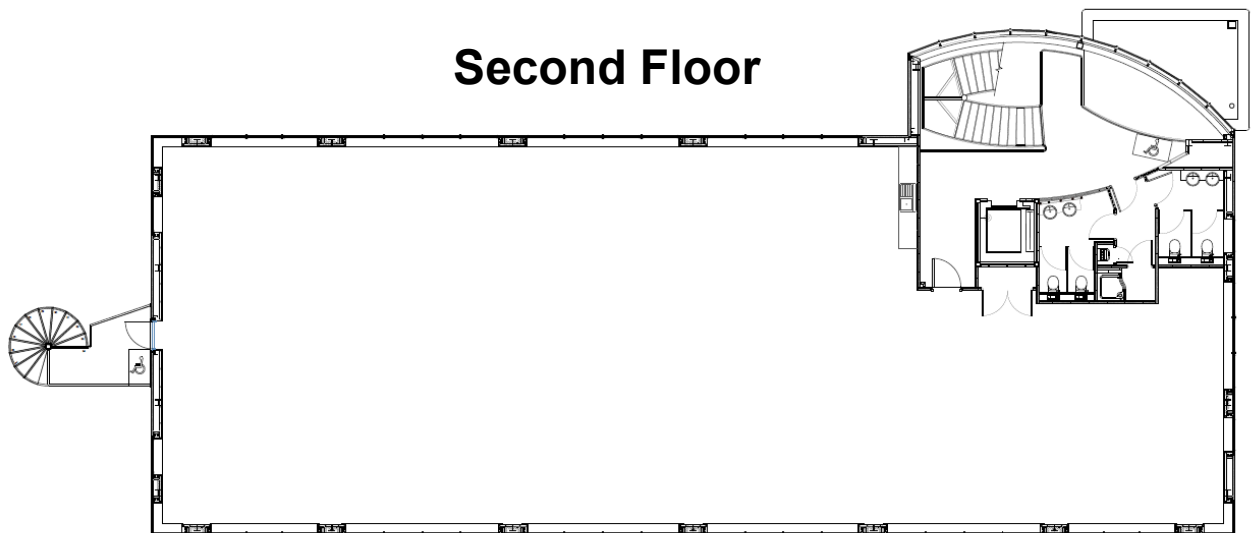


Indicative Floor Plans

First Floor



Second Floor



Third Floor

