

## DETACHED OFFICE PAVILION

- > 30 CAR PARKING SPACES
- > SIZE – 450.35 SQM (4,847 SQFT)
- > LARGE SITE AREA
- > POTENTIAL TO SUB-DIVIDE

TO LET

**UNIT 1 PEREGRINE ROAD, WESTHILL, AB32 6JL**

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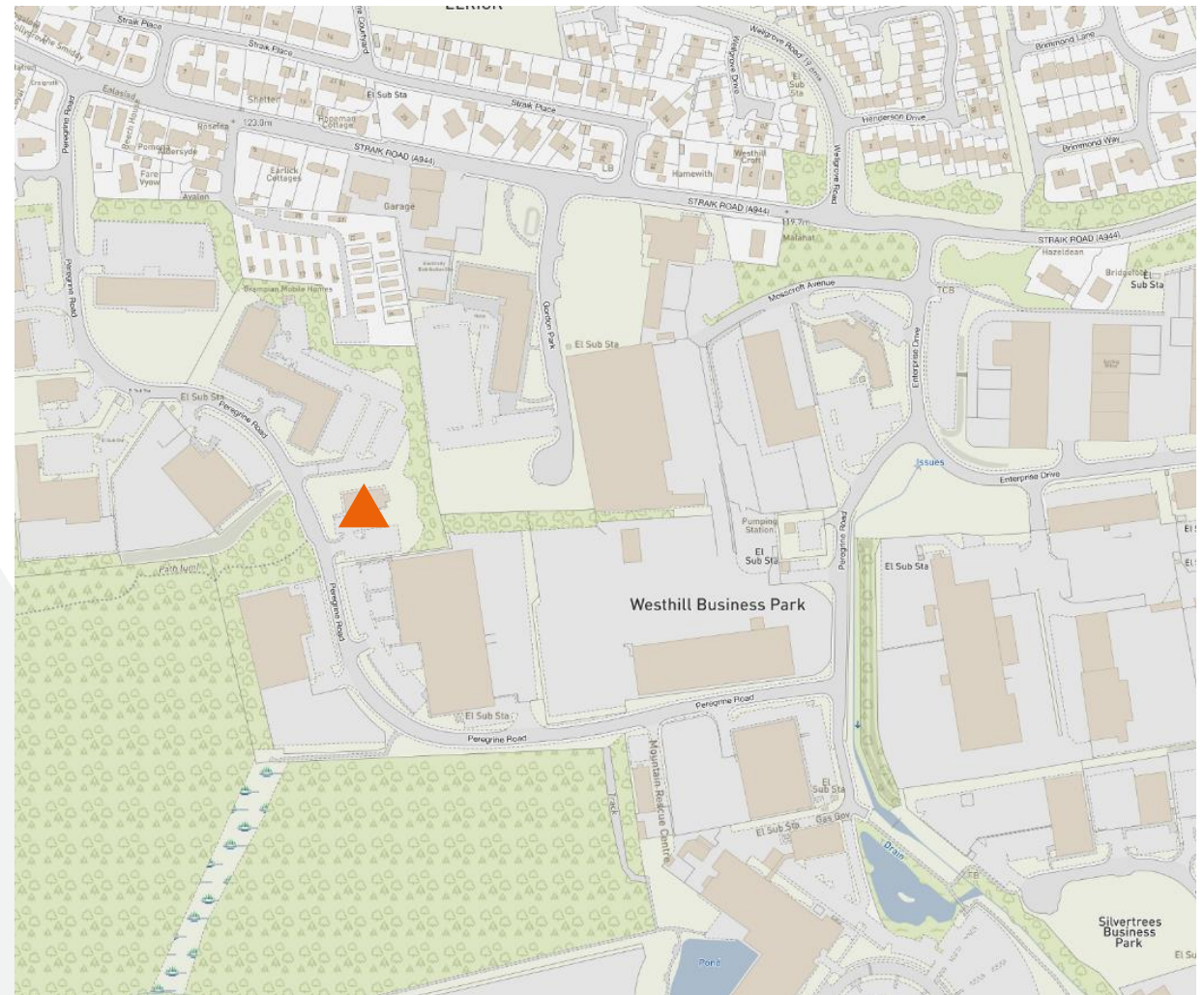


## Modern Office Pavilion With Good Parking Provisions

### LOCATION

The subjects are located within Westhill, a popular satellite town approximately 7.5 miles west of Aberdeen City Centre and 6 miles south of Aberdeen Airport. Westhill is a popular business and residential location which has been further enhanced with the recent opening of the Aberdeen Western Peripheral Route (AWPR) via the Kingswells Junction.

The subjects themselves are located on the east side of Peregrine Road, within the Westhill Industrial Estate. The estate is located off the A944 and is home to a range of commercial and industrial users with residential also being within close proximity. Occupiers surrounding include ROC Health Services, Tritech, Banana Moon Nursery, KORE Solutions, IKM and Halliburton.





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### DESCRIPTION

The subjects comprise of a modern two storey detached office pavilion with dedicated car parking to the front of the subjects with landscaped grounds to the east section of the building.

The building is of blockwork construction with metal cladding above and a pitched metal sheet roof over. There are good levels of natural light due to double glazed metal framed windows to all elevations.

Internally the subjects provide open plan office accommodation along with private offices, reception area at ground floor and tea making facilities at each level. Male and female w.c. facilities can also be found at each level with a disabled w.c. at ground floor and shower facilities at first floor level.

The office areas have concrete carpeted floors, painted walls and a suspended ceiling incorporating fluorescent strip lighting and air conditioning units. Heating is also provided by a gas fired radiator system.

### CAR PARKING

30 car parking spaces are provided to the front of the subjects resulting in a parking ration of 1:162 sqft.



## ACCOMMODATION

The subjects provide the following accommodation:-

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	221.04	2,379
First Floor	229.30	2,468
<b>TOTAL</b>	<b>450.35</b>	<b>4,847</b>

The above floor areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

## SUB-DIVISION

The premises would be available on a floor by floor basis.

## RENTAL

£60,000 per annum, exclusive of VAT.

## LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring lease of negotiable duration.

## RATEABLE VALUE

The subjects have a rateable value of £78,500.

Rates relief may be available to qualifying occupiers with further information available upon request.

An ingoing occupier will have the right to appeal this Rateable Value.

## ENERGY PERFORMANCE CERTIFICATE

Further information and a recommendation report is available to seriously interested parties upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

## VAT

All rents, prices, premiums etc., are quoted exclusive of VAT

## ENTRY

Immediate entry is available



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)

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