

HIGH QUALITY OFFICE ACCOMMODATION

- > GRADE A OFFICE PREMISES
- > MODERN SPECIFICATION
- > UP TO 2,179.5 SQM (23,404 SQFT)
- > OPPORTUNITIES AVAILABLE FROM 10 DESKS UPWARDS

TO LET/FOR SALE

PROSERV HOUSE, PROSPECT ROAD, WESTHILL, ABERDEENSHIRE, AB32 6FJ

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Proserv House is a Grade A office premises built to a modern specification available for immediate occupation.

LOCATION

The subjects are located within Prospect Park accessed via Prospect Road within the popular business location to Westhill. Westhill is located approximately six and a half miles from Aberdeen City Centre with the location being home to a number of global energy sector occupier. The area has been further enhanced due to the completion of Aberdeen Western Peripheral Route ensuring that the area has excellent transportation links to all parts of the City and the Scottish Motorway Network.

Occupiers within Westhill include Total, Subsea 7, Technip, Bibby Offshore, Borr Drilling and Kongsberg. Westhill is well served with amenities to include M&S, Tesco, Costa, Holiday Inn, Hampton by Hilton and Costco.

The Specification of the office includes:

- > Floor to ceiling height of 2.7 metres
- > VRF heating and cooling system
- > Raised access floors and suspending ceiling
- > LG7 complaint lighting
- > DDA complain passenger lift
- > Double height modern reception
- > Male and female toilet facilities on each level
- > Large canteen facility on ground floor

ACCOMMODATION

The property provides the following accommodation and floor areas:

Floor	m ²	ft ²
Ground	738.6	7,950
First	690.6	7,434
Second	750.30	8,020
TOTAL	2,179.5	23,404

The above floor areas have been calculated on a Net Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice (6th Edition)

CAR PARKING

There are 93 on-site car parking spaces associated with the premises providing a good parking ratio of 1:252 sqft.



 Ground Floor



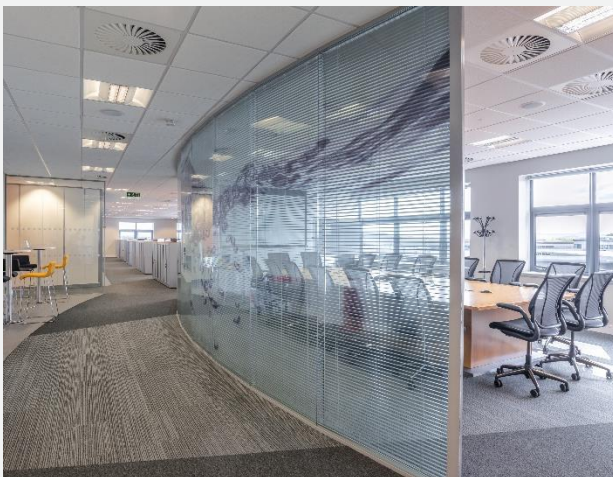


1 First Floor





2 Second Floor



LEASE TERMS

Long term and short-term opportunities are available in respect of the premises with further information available upon request.

RENT

Upon application

PRICE

The premises would be available on the basis of a freehold purchase with further information available upon request.

BESPOKE PROPOSALS

The premises can be offered in a manner to suit an occupier with all-inclusive rentals, furnished options or short lease options being available with bespoke offerings available upon request.

SUB-DIVISION

opportunities from 10 desks upwards will be considered

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £515,000. This figure is currently under appeal.

A rates estimate can be provided to interested parties upon request.

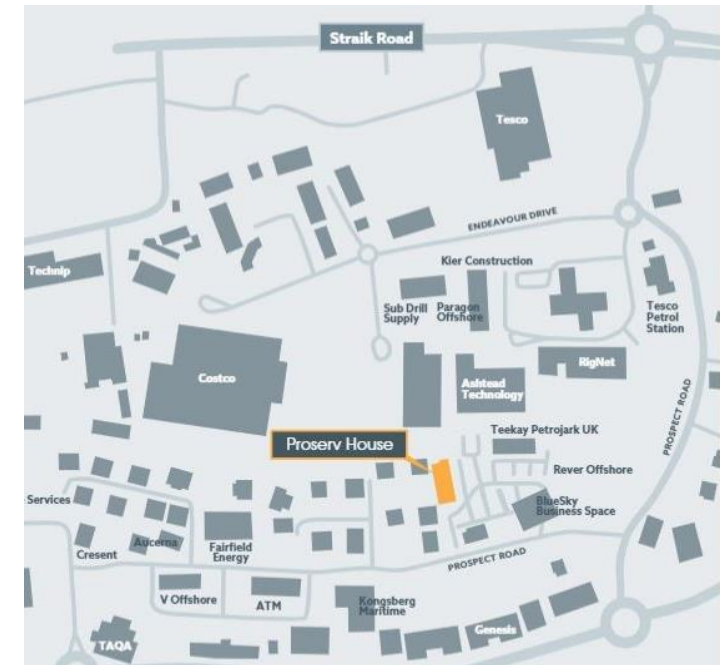
ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of B.

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 this transaction with the incoming tenant being responsible for any LBTT and Registration Dues etc.



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

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