

HIGH SPECIFICATION OFFICE SPACE IN WESTHILL, ABERDEEN



www.wp6.co.uk

PRIME, HIGH-SPEC. OFFICE PAVILION

WP6 is located in Westpoint Business Park, Westhill. Westhill is widely recognised as a global centre of excellence in the field of subsea engineering.

ENERGY PERFORMANCE RATING 'A'

Fully refurbished and upgraded office accommodation to an incredibly high standard, with a high-efficient EPC rating of A.

OFFICES FROM 3,000 - 18,000 FT²

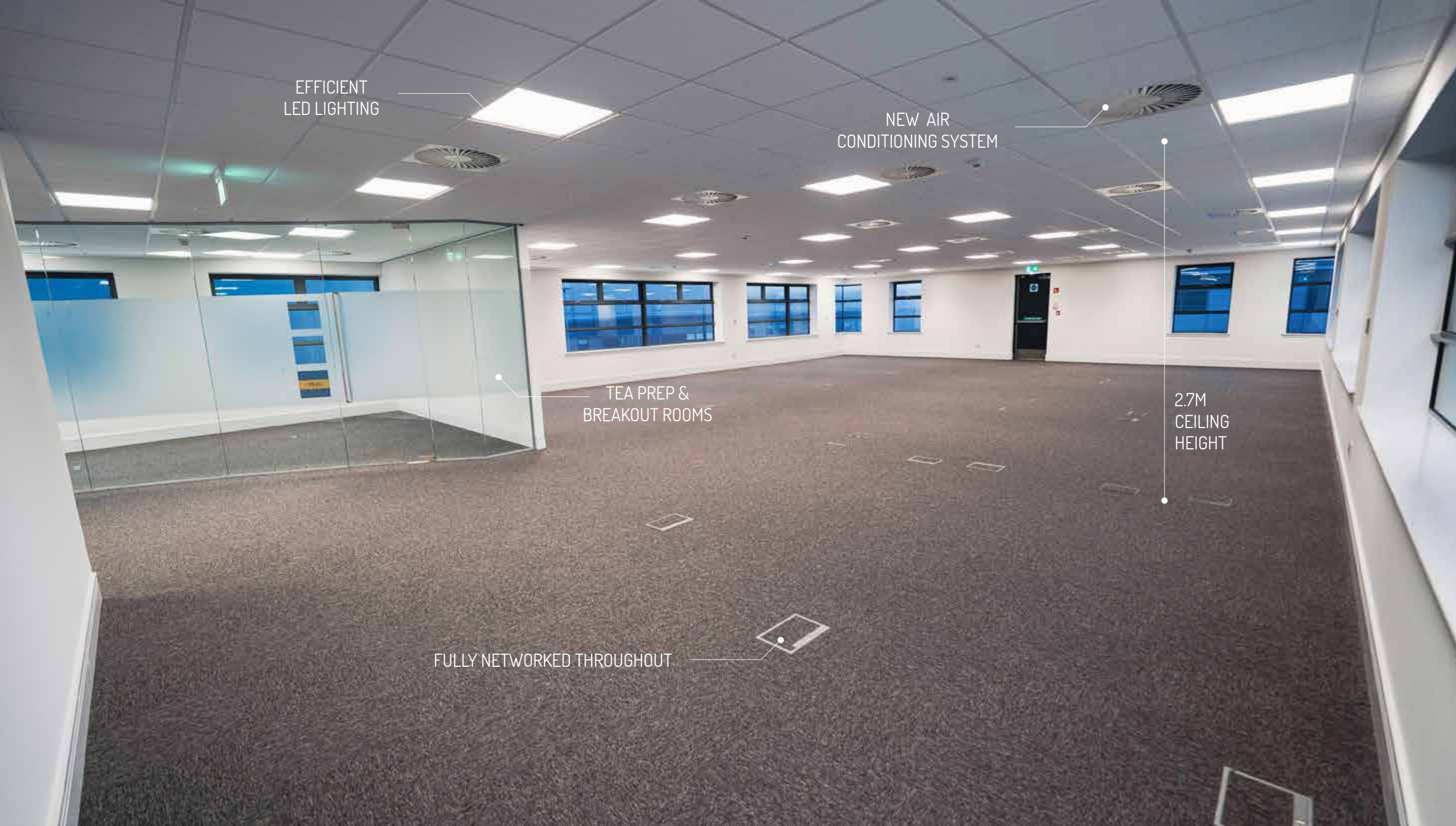
3 floors of open plan office suites, capable of sub division.



FULL-HEIGHT GLAZED ATRIUM

3 FLOORS

GENEROUS ON-SITE PARKING



EFFICIENT
LED LIGHTING

NEW AIR
CONDITIONING SYSTEM

TEA PREP &
BREAKOUT ROOMS

2.7M
CEILING
HEIGHT

FULLY NETWORKED THROUGHOUT



WP6 IS A HIGH QUALITY OFFICE BUILDING

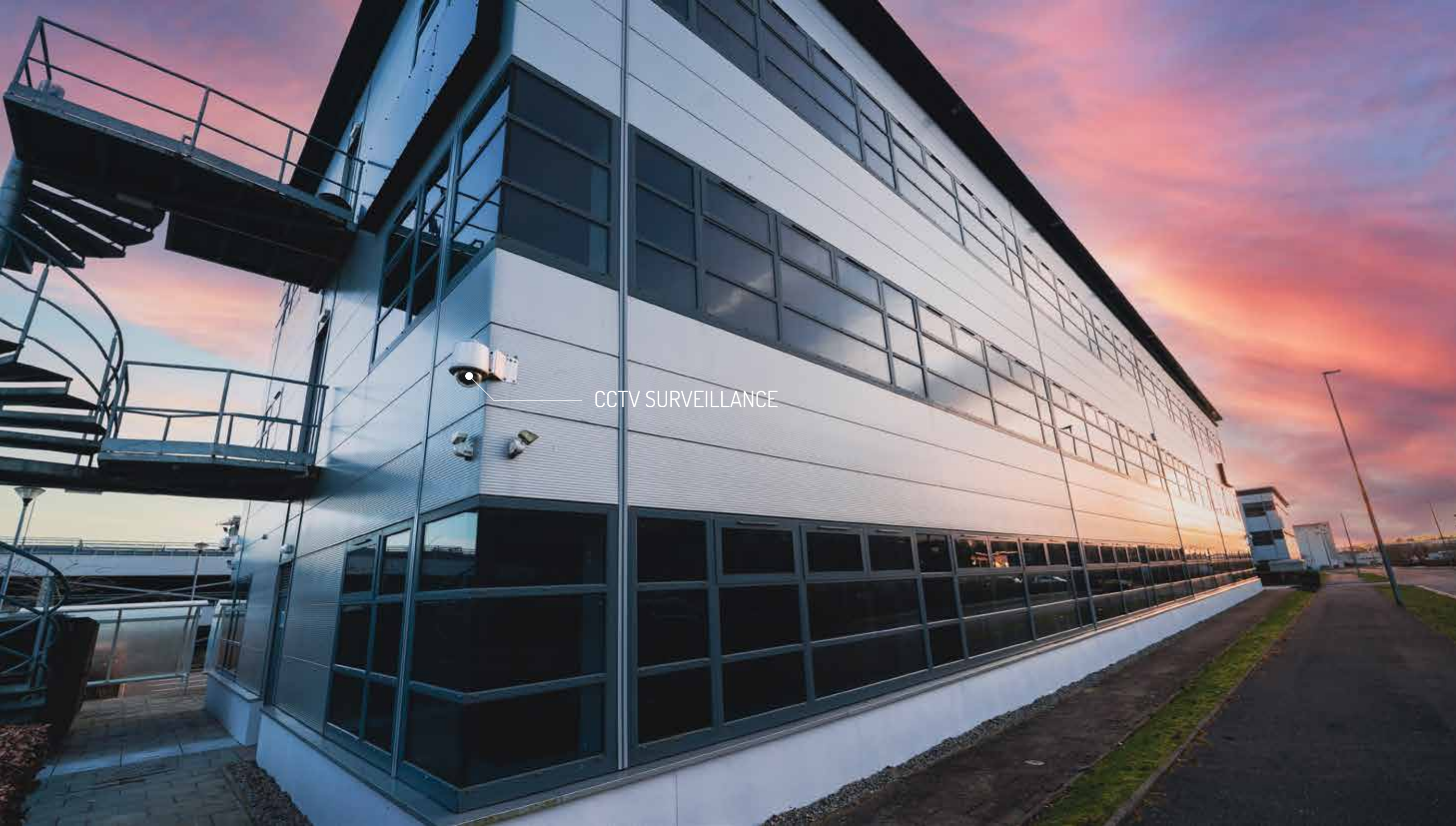
The property provides three floors of predominantly open plan office space, arranged around a central core. The configuration of the building enables easy subdivision and flexibility for leasing in whole or part. The landlord has recently completed a comprehensive refurbishment bringing the whole building up to an incredibly high standard.

The building exudes quality with the modern composite cladding, imposing glass and steel central atrium, with large cantilevered canopy.



MODERN SPACE THAT WORKS FOR YOU

We have competitive rental packages to suit your company's needs, from half floor to full floor to complete building. The building benefits from 52 car parking spaces including 3 accessible spaces.



TEA PREP
AREAS



COOLING
THROUGHOUT



INTEGRATED
LED LIGHTING



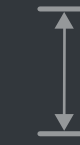
8-PERSON
LIFT



RAISED ACCESS
FLOORING



TOILETS ON
ALL FLOORS



2.7M CEILING
HEIGHT

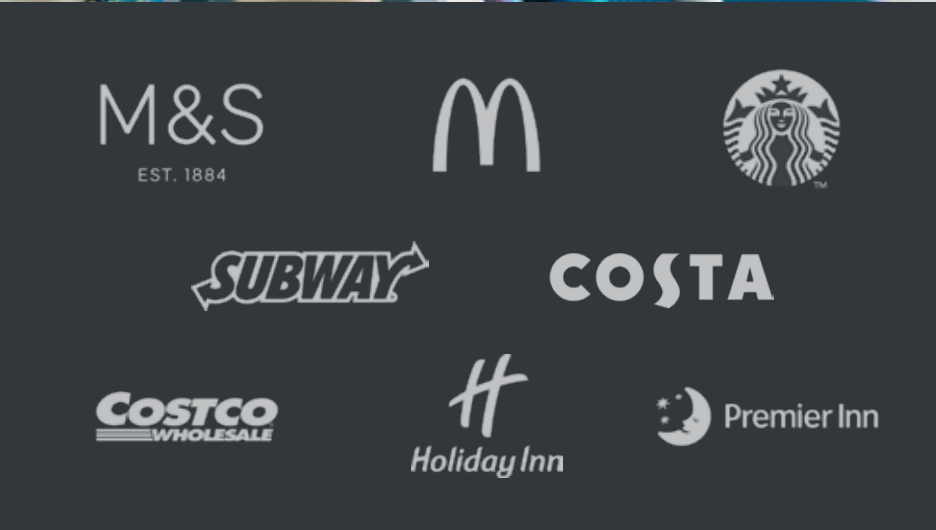


SHOWERS ON
ALL FLOORS



FACILITIES

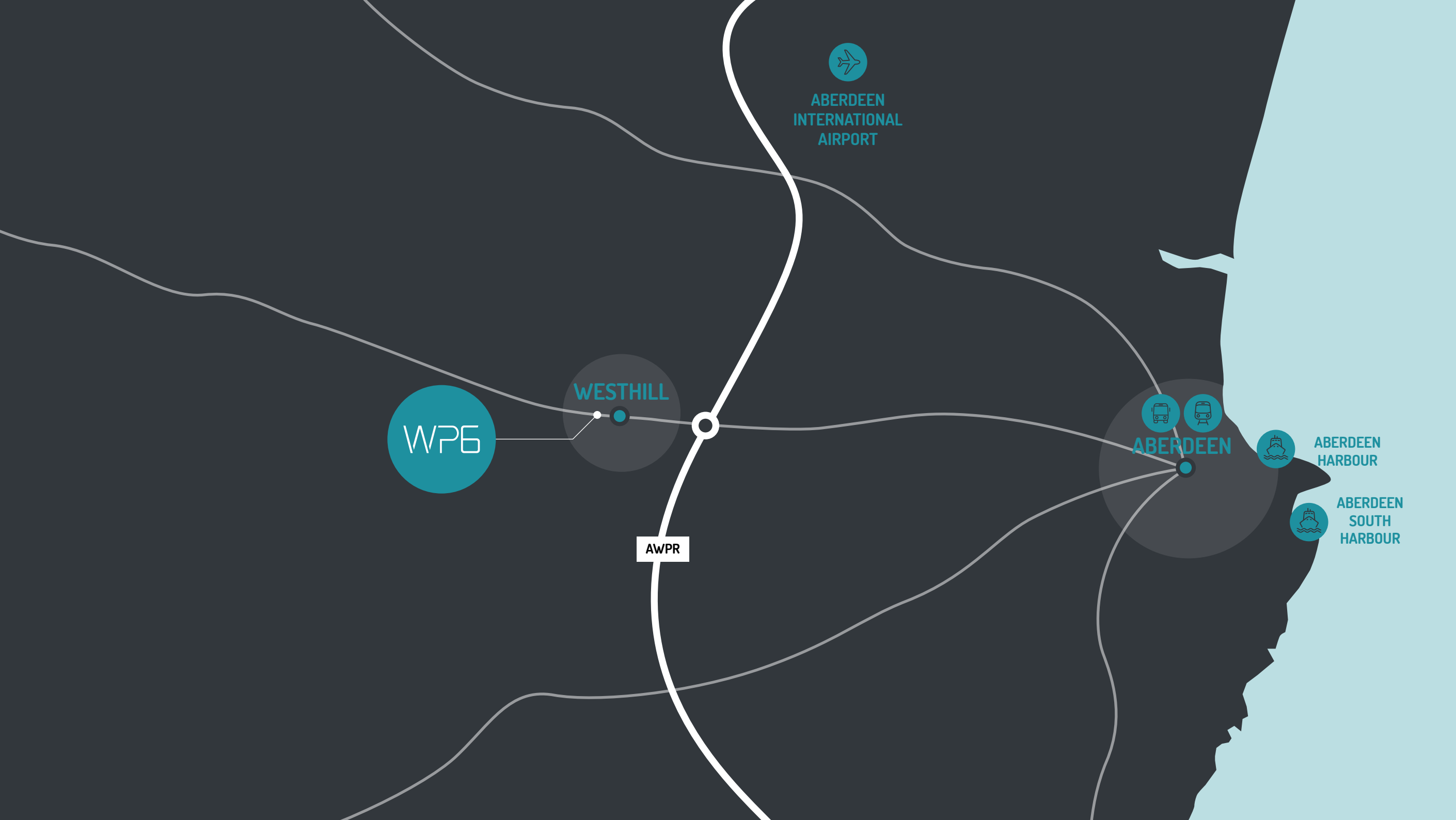
The property offers a high standard of facilities, providing tea prep and breakout facilities on all floors, raised access flooring, modern integrated LED lighting, an 8-person lift, showers on all floors, male, female and accessible toilets on all floors, three pipe VRV comfort cooling throughout, CCTV monitoring and 2.7m ceiling height.



WESTHILL

WP6 has excellent access to the North and South via the recently opened Aberdeen Western Peripheral Route (AWPR), as well as Aberdeen City, via the Western Corridor. Aberdeen Airport, a short drive away, serves over 3 million passengers a year and forecast to grow to 5.09 million a year by 2040. It has recently increased passenger terminal space by 50%.

Located within the Westpoint Business Park, alongside major organisations such as Boskalis, Technip FMC, Total, Subsea 7 and many more. There are a large variety of shops, food outlets, coffee shops and hotels on offer at Westhill.. There are 2 primary schools and a secondary school, a swimming pool, a beautiful 18-hole parkland golf course, many cycle and running routes, as well as a brand new gym, 'Colosseum', literally 200 yards from WP6.



GROUND FLOOR

The overall building will be split into various suites but can be combined to provide space up to 1,690.4 sqm. 18,196 sqft.

PROPOSED SUITE A
3,122 sqft./290 sqm.



PROPOSED SUITE B
2,874 sqft./267 sqm.

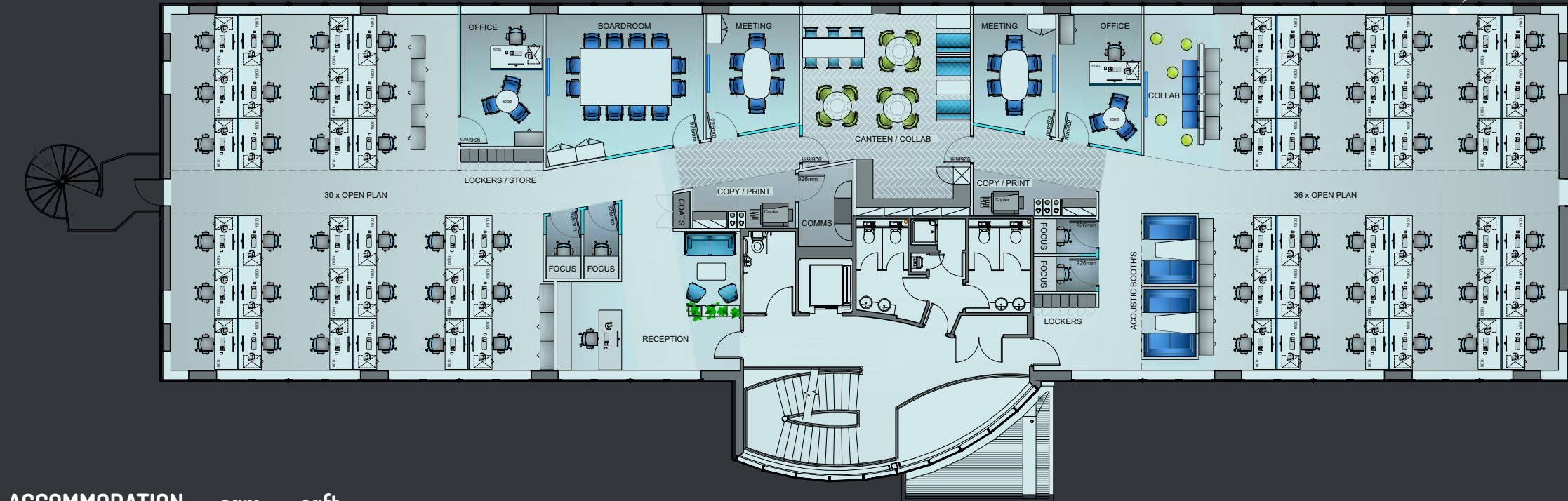
ACCOMMODATION	sqm.	sft.
SUITE A	290	3,122
SUITE B	267	2,874
TOTAL	557	5,996

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).

1ST FLOOR

The overall building will be split into various suites but can be combined to provide space up to 1,690.4 sqm. 18,196 sqft.

PROPOSED SINGLE
OCCUPANCY
SUITE C
6,222 sqft./578 sqm.



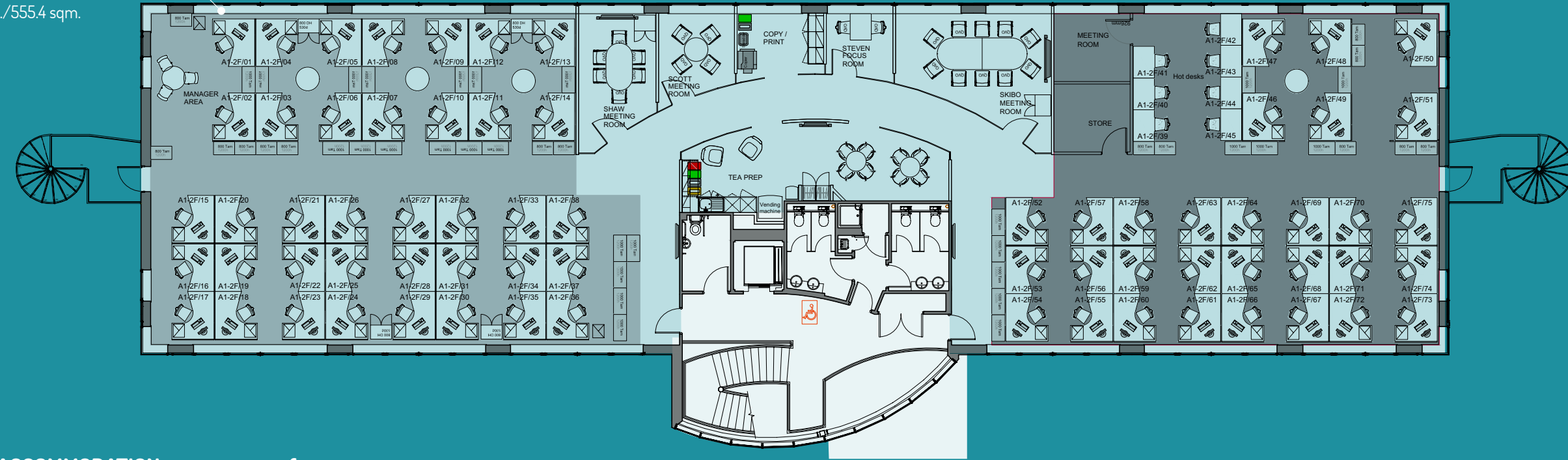
ACCOMMODATION	sqm.	sqft.
SUITE C	578	6,222

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).

2ND FLOOR

The overall building will be split into various suites but can be combined to provide space up to 1,690.4 sqm 18,196 sqft.

PROPOSED SUITE D
5,978 sqft./555.4 sqm.



ACCOMMODATION	sqm.	sqft.
SUITE D	555.4	5,978

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).

LEASE TERMS

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

RENT

Upon application.

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 further information available upon request.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £280,000 from April 2023.

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

ENERGY PERFORMANCE CERTIFICATE

The subjects have an Energy Performance Rating of A. 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.

CONTACT

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