

**TO LET  
MAY SELL**

**MODERN OFFICE  
PREMISES WITH CAR  
PARKING**

Floor Area: 206.16 sqm (2,219 sqft)

Available in part or whole

11 Car parking spaces

Rental : £35,000 per annum

**VIRTUAL TOUR** 

**4 ABERCROMBIE COURT, ARNHALL BUSINESS PARK,  
WESTHILL, ABERDEEN, AB32 6FE**

**CONTACT: Mark McQueen** | [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk) | 01224 202836 | [shepherd.co.uk](http://shepherd.co.uk)

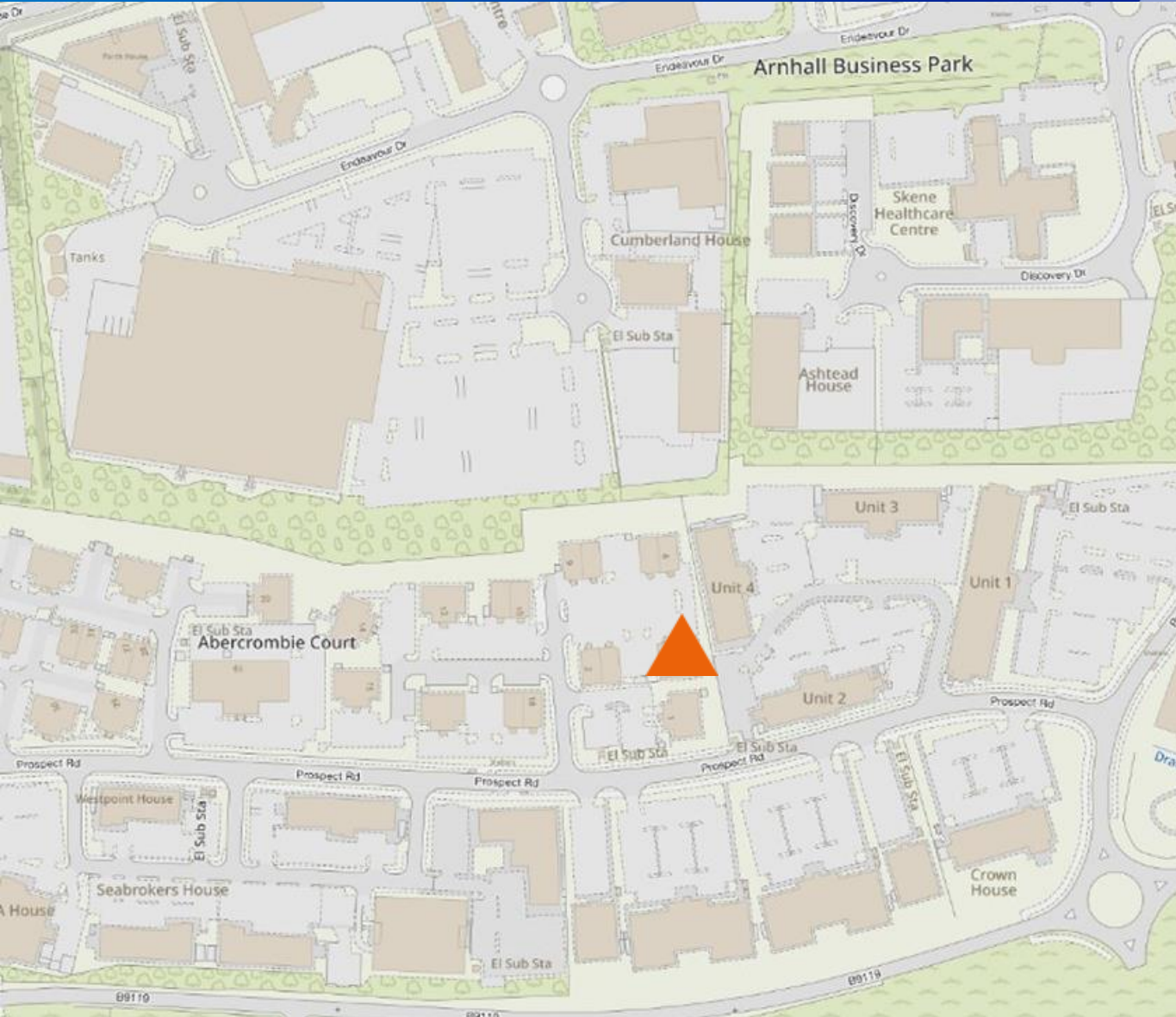






# Location

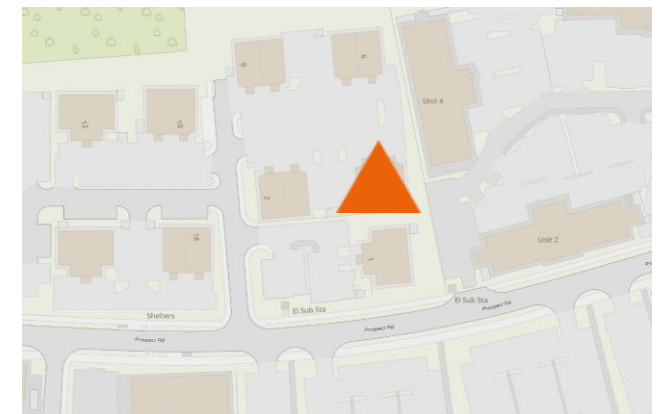
4 ABERCROMBIE COURT, ARNHALL BUSINESS PARK, WESTHILL, ABERDEEN, AB32 6FE



The property is situated within the popular Abercrombie Court development of Arnhall Business Park, which lies approximately 6 miles to the west of Aberdeen City Centre in Westhill, a global hub for sub-sea engineering.

The property benefits from its close proximity to the A944, which leads directly to the Aberdeen Western Peripheral Route (AWPR) linking the north and south of Aberdeen.

Occupiers within the vicinity include Subsea 7, Yokogawa, Apex Tubulars, Miros Scotland Ltd and Axis Well Technology Ltd.



Modern Office Premises with  
Car Parking

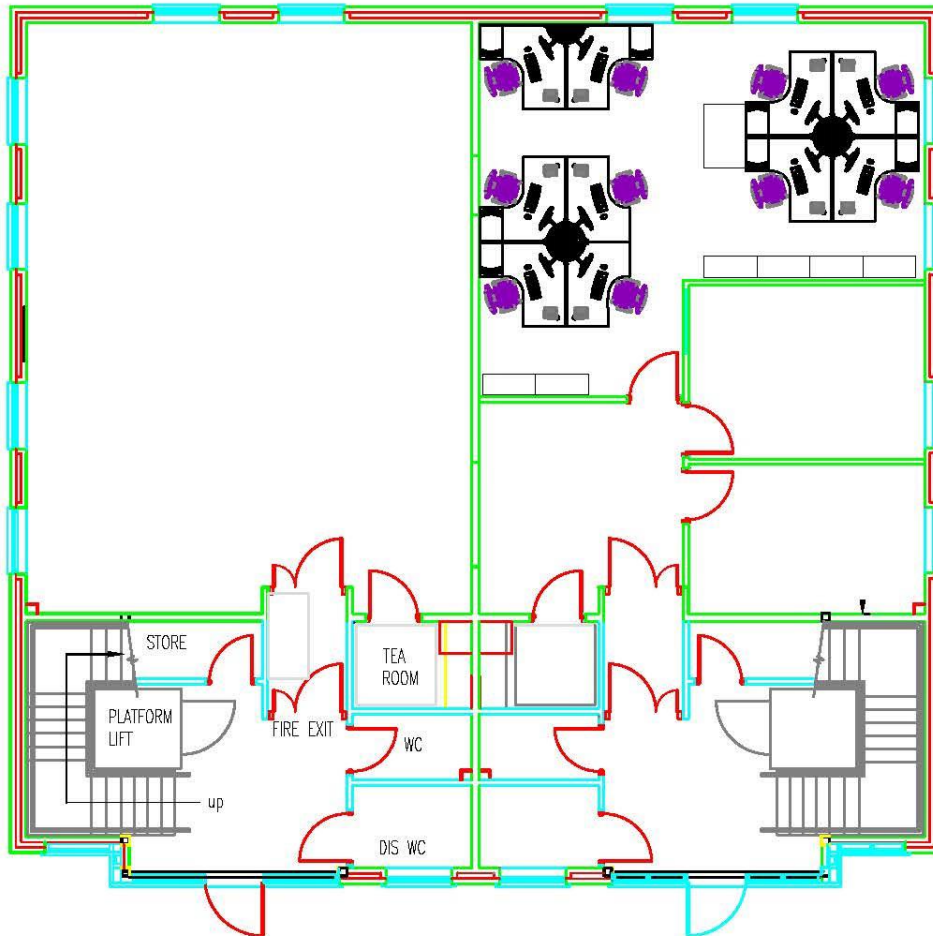


FIND ON GOOGLE MAPS

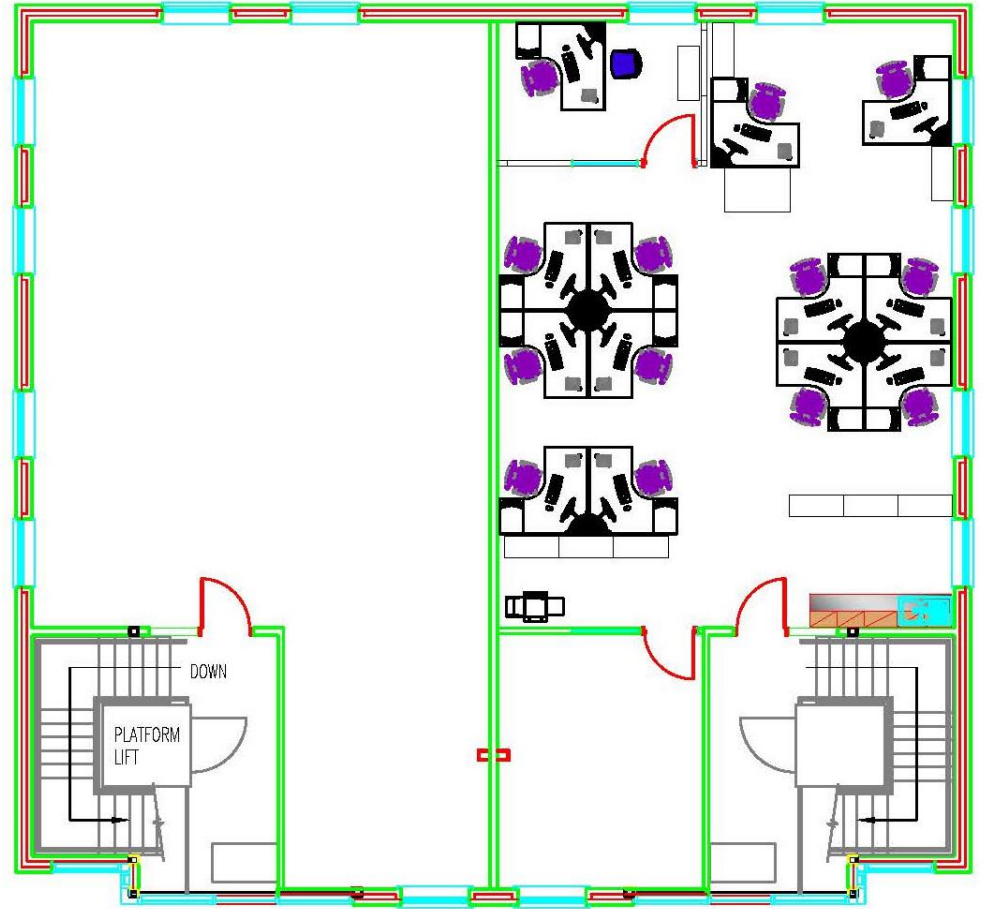


# Floor Plans

4 ABERCROMBIE COURT, ARNHALL BUSINESS PARK, WESTHILL, ABERDEEN, AB32 6FE



**GROUND FLOOR PLAN EXISTING**



**FIRST FLOOR PLAN EXISTING**





# Description

4 ABERCROMBIE COURT, ARNHALL BUSINESS PARK, WESTHILL, ABERDEEN, AB32 6FE



The subjects comprise of a semi-detached two storey office building with external walls finished in brick with a profile metal sheet roof over. A small canopy projects out over the front entrance and is of steel frame design with a glazed roof over.

Internally the accommodation provides an entrance vestibule which gives access to a reception area with disabled WC and separate male and female toilet facilities along with a lift to access the first-floor area.

The office accommodation has raised access floors with the walls being plastered and painted and a suspended ceiling being installed incorporating LG7 lighting and comfort cooling units. Tea preparation facilities are located on both levels. Car Parking

11 Dedicated Car Parking spaces are associated with the subjects.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	96.35	1,037
<b>First Floor</b>	109.77	1,182
<b>TOTAL</b>	<b>206.16</b>	<b>2,219</b>

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).

Consideration will be given to a single floor letting.



# The Detail

4 ABERCROMBIE COURT, ARNHALL BUSINESS PARK, WESTHILL, ABERDEEN, AB32 6FE

## Rental

£35,000 per annum exclusive of VAT and payable quarterly in advance.

## Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

## Price

Upon application.

## Rateable Value

The subjects are currently entered into the Valuation Roll as an office at a rateable value of £35,000.

An ingoing occupier will have the opportunity to appeal this figure.

## Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of D.

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

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



## Get in Touch

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



**Mark McQueen**

[mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)

## Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN  
t: 01224 20280



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE SEPTEMBER 2024.

