

# TO LET

## GRADE A OFFICE

### FORTH HOUSE

ENDEAVOUR DRIVE,  
ARNHALL BUSINESS PARK,  
WESTHILL, AB32 6UF



## LOCATION

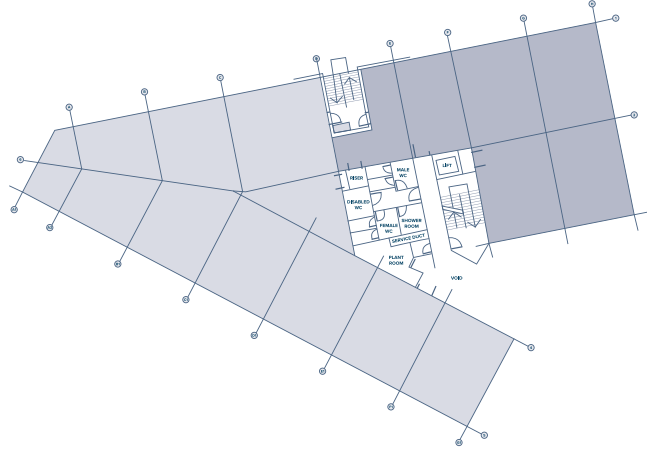
Westhill is situated approximately 6 miles west of Aberdeen City Centre and is widely recognised as a global centre of excellence for subsea engineering. The town has been subject to significant commercial development in recent years and is well served by the recently expanded Westhill Shopping Centre offering excellent amenities.

Forth House is situated within the established Arnhall Business Park where surrounding occupiers include Entier, Costco, Tesco Forum and TETRA Technologies.

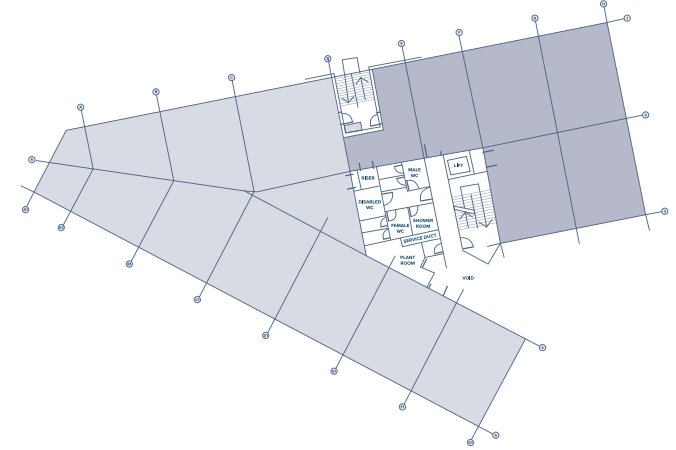
## KEY FEATURES

- Detached office building
- 53 car parking spaces / 3 disabled spaces (ratio 1:318 sq ft)
- Open plan Grade A office specification
- Full raised access floors
- Cat 6 Cabling
- Full suspended ceilings with SPL LG7 lighting
- Comfort cooling system
- Flexible floor plates
- 8 person passenger lift

## GROUND FLOOR PLAN



## FIRST FLOOR PLAN

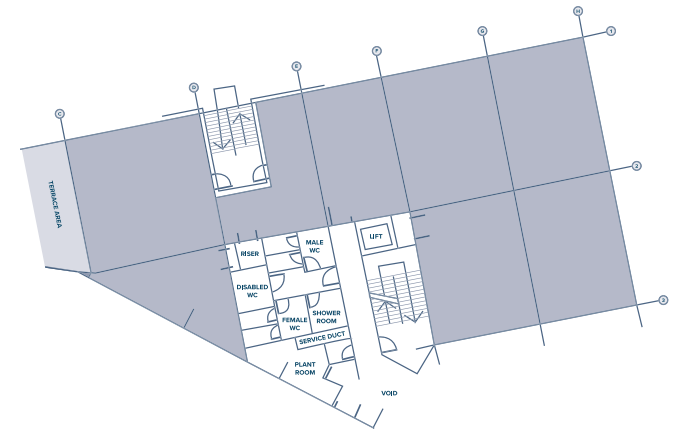


## FLOOR AREAS

The property provides the following approximate floor areas, measured in accordance with International Property Measurement Standards (IPMS3)

FLOOR	Sq M	Sq Ft
GROUND	662.31	7,129
FIRST	662.31	7,129
SECOND	329.00	3,541
<b>TOTAL</b>	<b>1,653.62</b>	<b>17,799</b>
<b>LIMITED USE</b>	<b>74.80</b>	<b>805</b>

## SECOND FLOOR PLAN





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## RENT

On Application.

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## RATEABLE VALUE

The rateable value for the subjects as of 1st April 2023 is:

<b>GROUND</b>	<b>£83,500</b>
<b>FIRST</b>	<b>£84,500</b>
<b>SECOND</b>	<b>£42,250</b>

Any incoming tenant has the right of appeal against the Rateable Value.

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## EPC

The subjects have an EPC rating of 'B'.  
Further information can be provided on request.

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## SERVICE CHARGE

If the property is to be let in part, any incoming tenant will be liable for a service charge for the management and upkeep of common areas.  
Further details can be provided on request.

## VAT

All prices quoted are exclusive of VAT, which will be applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

Any ingoing tenant will be responsible for payment of any LBTT and registration dues.

## ENTRY

On conclusion of legal missives.

## OFFERS/VIEWINGS

Please contact the joint agents to discuss your interest further or to arrange a viewing.

# Ryden

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**IMPORTANT NOTE**  
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(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
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