

TO LET
OFFICE

 GRAHAM
SIBBALD



Ground Floor, 19 Abercrombie Court
Prospect Road, Arnhall Business Park, Westhill, AB32 6FE

RENT

£95,940 per annum (£12.00 per sq ft), exclusive of VAT.

SERVICE CHARGE

As the property is multi-let, there is a pro-rata service charge payable for the upkeep, repair and maintenance of the common parts of the building. Further information is available on request.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC A08.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to documenting a transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues, if applicable.

VIEWING & FURTHER INFORMATION

To arrange a viewing, or for further information, please contact the joint marketing agents.

To arrange a viewing please contact:



Chris Ion

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Shona Boyd

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07741 314 188



Amy Tyler

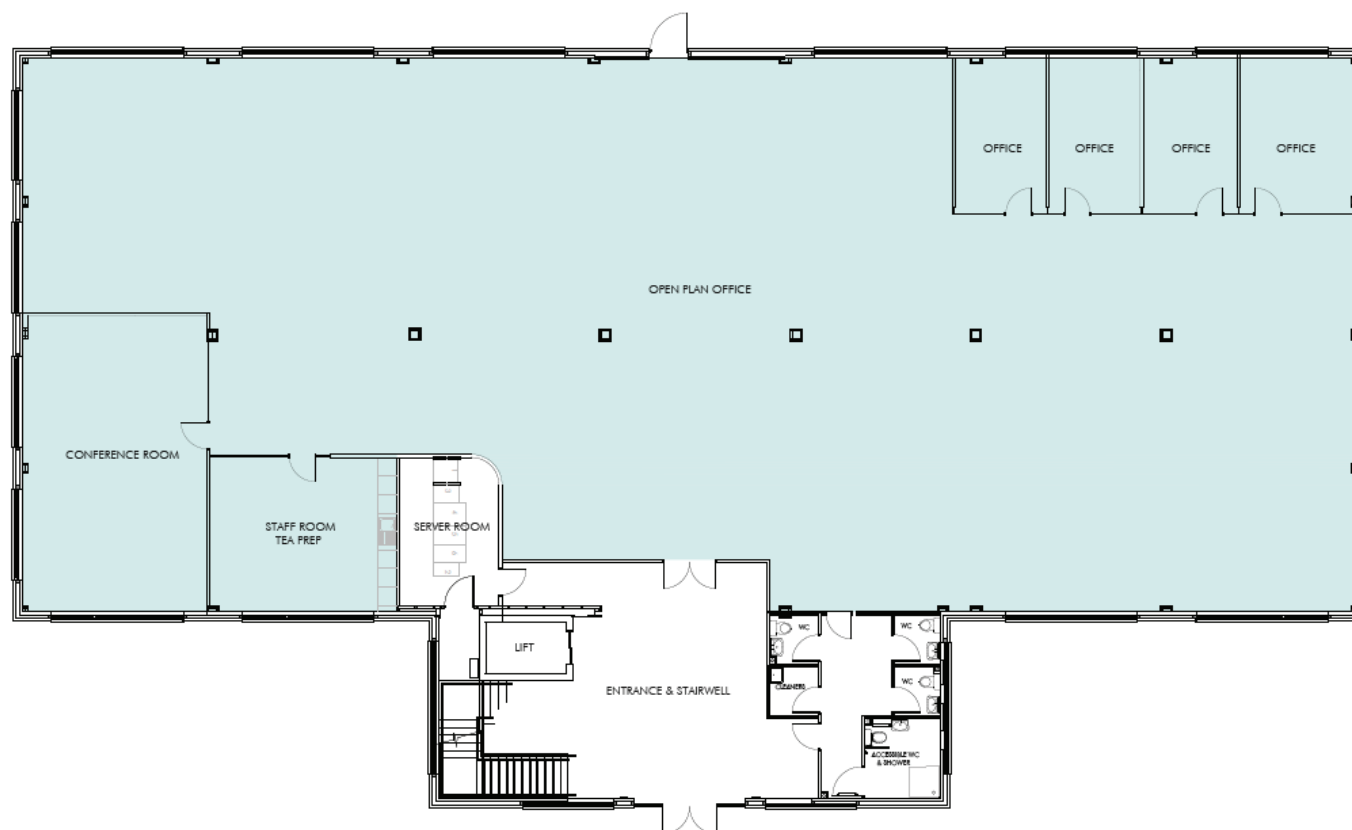
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Proposed Ground Floor Plan – indicative use only

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2024