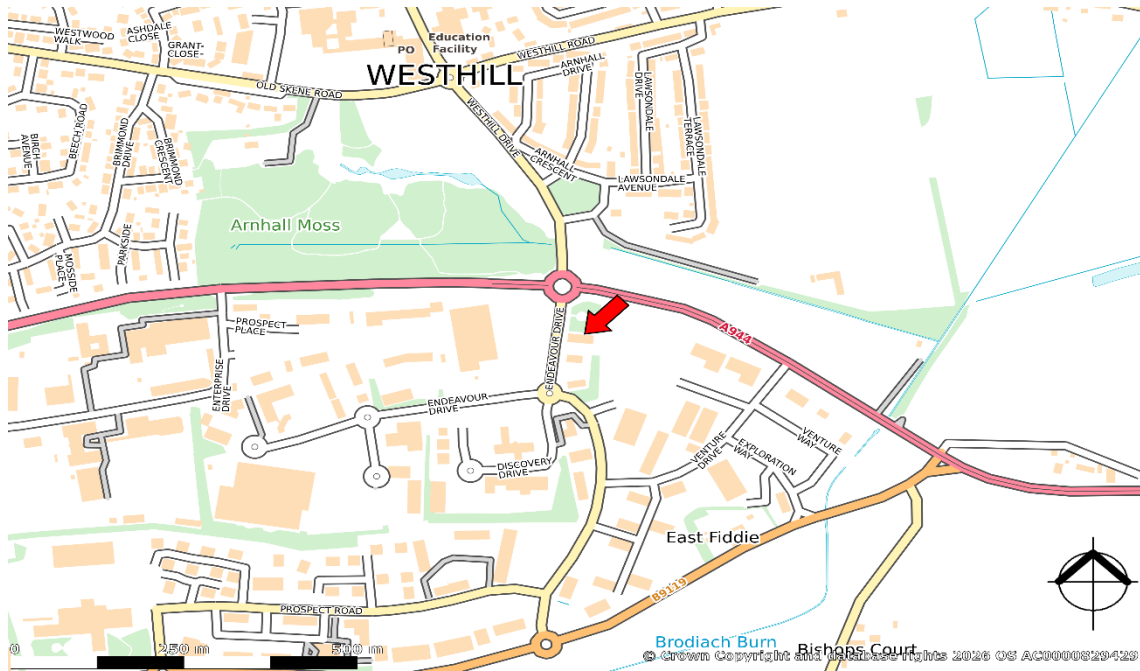


TO LET
DETACHED INDUSTRIAL UNIT WITH YARD



**9A Endeavour Drive, Westhill,
AB32 6UF**

- Prominently located within Westhill
- Easy access to A944 and AWPR
- GIA: 606.23 sq. m (6,525 sq. ft) including mezzanine



LOCATION

The subjects are situated on Endeavour Drive within an established business hub in Westhill, a popular and well-connected suburb located approximately 7 miles west of Aberdeen city centre. Westhill has established itself as a global centre of excellence for engineering and subsea sectors and has traditionally boasted low vacancy rates. As a result, the locale benefits from an extensive range of amenities, including shops, restaurants, business parks, and leisure and community facilities.

More specifically, the subjects occupy a prominent position adjacent to the A944, benefiting from visibility from multiple elevations. Endeavour Drive provides access to nearby occupiers and destinations including Tesco Superstore, Costco, and the Arnhall and Kingshill Business Parks. As a result, the location experiences high levels of passing vehicular traffic and footfall. Transport links are excellent, with convenient access to the AWPR, providing connectivity to Aberdeen International Airport and the wider regional road network.





— Subject property (9A Endeavour Drive)

1. Tesco Superstore
2. Costco
3. Costco Filling Station
4. Knight Property Group - New Development
5. Kingshill Park



DESCRIPTION

The subjects comprise a modern, detached industrial unit of steel portal frame construction, finished externally with profile metal cladding. Internally, the property is arranged to include a practical mix of warehouse and office/meeting room accommodation, complemented by welfare provisions including a staff room (kitchenette) and W/C facilities.

Key features:

- Roller Shutter Door: 5.67 m (w) x 5.00 m (h)
- Mono-pitched roof with eaves of 6.3 m at highest point and 5.5 m at the lowest.
- Secure yard
- 9 car parking spaces (inc. 1 Disabled Space) are located at the site entrance.

ACCOMMODATION

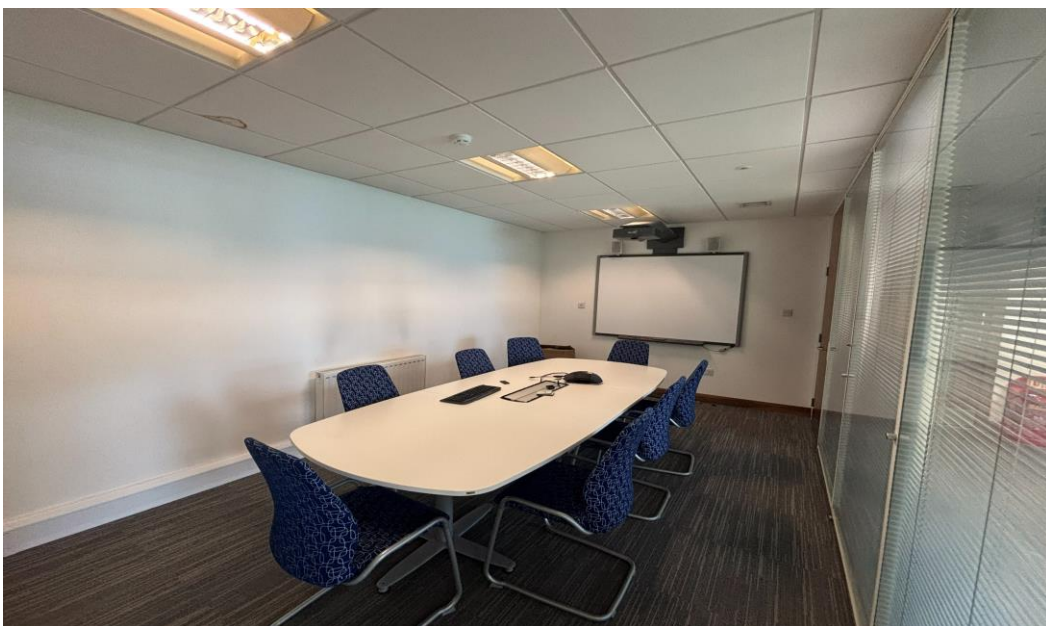
Floor areas have been calculated on a Gross Internal Area basis (GIA) in accordance with the RICS code of measuring practice (6th Edition)

Description	Sq M	Sq Ft
Office/Staff Amenity	126.52	1,362
Warehouse	349.88	3,766
Mezzanine	129.83	1,397
Total	606.23	6,525
Yard (Gross)	448.07	4,823

RATEABLE VALUE

The property is currently entered into the valuation roll with a Rateable value of £54,500.

The intermediate business rates for the financial year 2026/2027 is 53.5 p in the £.



RENT

On application.

LEASE TERMS

Terms are available on a New Full Repairing and Insuring Lease of negotiable duration.

ENTRY

Available from September 2026.

TENURE

Leasehold

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC rating of 'C'. Further information is available on request.

LEGAL COSTS

Each part will be responsible for their own legal costs associated with this transaction. The ingoing occupier will be liable for any Land & Buildings Transaction Tax and registration dues, if applicable.

VAT

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a 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. Date published June 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.