

TO LET

Office Accommodation

Ground Floor Accommodation

Shared Reception Facilities

Fit Out Packages Available

Size: 538.84 SQM (5,800 SQFT)

Rental: Upon Application

**PAVILION 2, ASPECT 32, ARNHALL BUSINESS PARK,
WESTHILL, AB32 6FE**

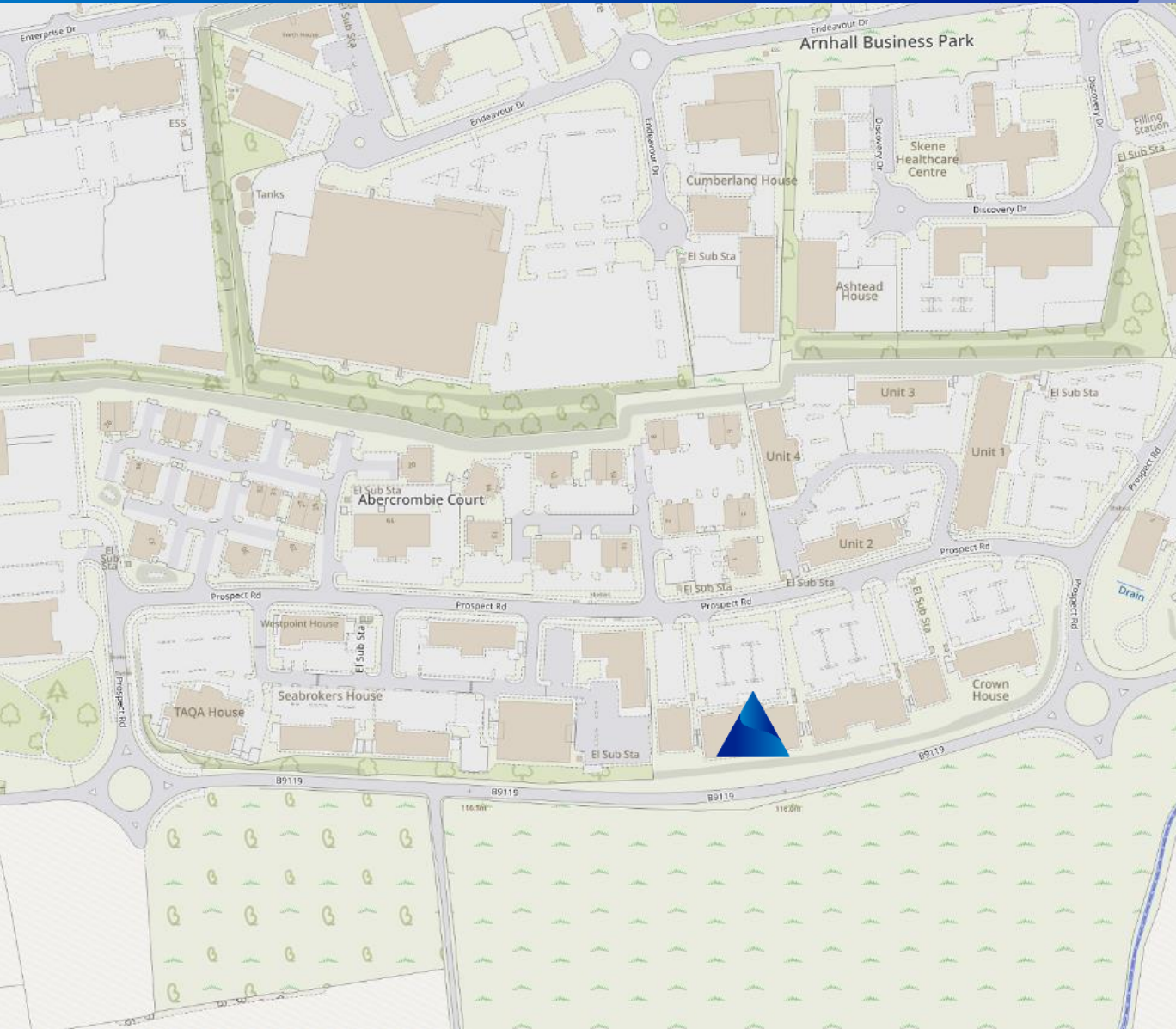
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Location

PAVILION 2, ASPECT 32, ARNHALL BUSINESS PARK, WESTHILL, AB32 6FE



The subject property is prominently situated within Arnhall Business Park in Westhill, a popular satellite town 7.5 miles west of Aberdeen city centre and 6 miles south of Aberdeen Airport.

Arnhall Business Park is an established commercial location which is easily accessible from the A944 and the B9119, providing dual carriageway access to Aberdeen. The location also benefits from easy access to the Aberdeen Western Peripheral Route (AWPR) via the Kingswells Junction, improving connectivity to the north and south of the city.

The location is home to a number of national office occupiers but also benefits from a wide range of amenities to include Tesco, Costco and the Westhill Shopping Centre, anchored by Marks & Spencer's food store and Costa.



FIND ON GOOGLE MAPS



Description

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The subjects comprise a ground floor office suite contained within a modern two storey pavilion constructed in 2008.

A shared entrance and reception area provides access to the office suite.

The suite has the benefit of raised access floors which is carpeted throughout, with a suspended ceiling being installed incorporating modern lighting and air conditioning cassettes.

The suite has IT cabling in place ready for use by an occupier.

Contained within the common area are male and female w.c. facilities.

Car Parking

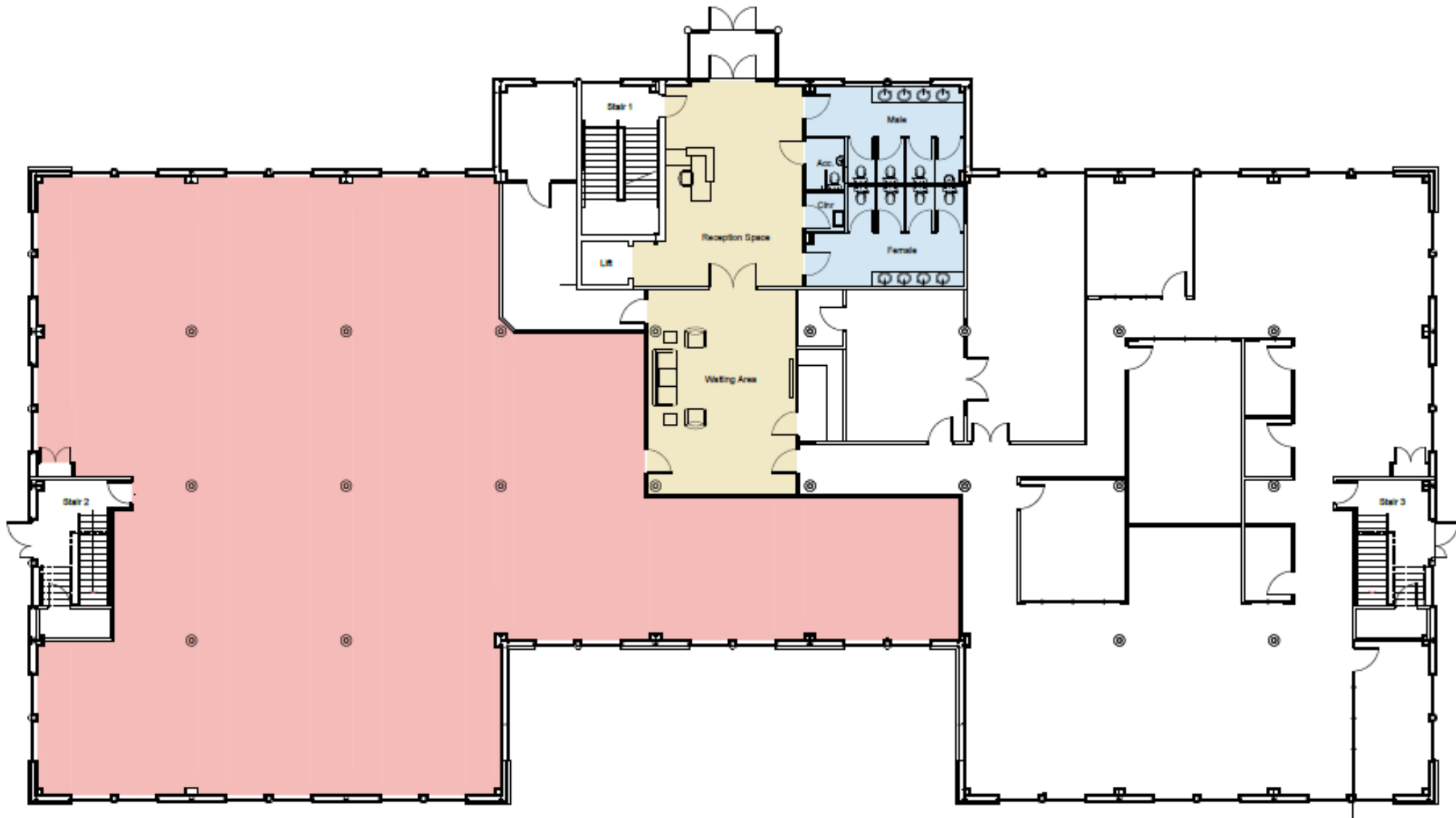
The subjects benefit from 20 allocated car parking spaces.





Floor Plan

PAVILION 2, ASPECT 32, ARNHALL BUSINESS PARK, WESTHILL, AB32 6FE



Area in Pink To Let



The Detail

PAVILION 2, ASPECT 32, ARNHALL BUSINESS PARK, WESTHILL, AB32 6FE

Accommodation

	m ²	ft ²
Ground Floor	538.84	5,800

The above floor area has been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Rental

Upon Application.

Rental inclusive of any service charges will be considered.

Lease Terms

The premises are available on the basis of a New Full Repairing and Insuring Lease of negotiable duration.

Rateable Value

The property is contained within a larger entity and will require to be reassessed upon occupation.

A rates estimate is available to interested parties.

Energy Performance Certificate

An EPC and recommendation report is available to seriously interested parties upon 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 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:



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Shepherd Chartered Surveyors

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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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