

OFFER PREMISES

- > GRADE A OFFICE PREMISES
- > MODERN SPECIFICATION
- > UP TO 2,179.5 SQM (23,404 SQFT)
- > AVAILABLE IN WHOLE OR PART

proserv

TO LET

PROSERV HOUSE, PROSPECT ROAD, WESTHILL, ABERDEENSHIRE, AB32 6FJ

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An opportunity is offered to let office premises located within the popular business location of Westhill.

Proserv House is a Grade A office premises built to a modern specification and is available in whole or part.

LOCATION

The subjects are located within Prospect Park accessed via Prospect Road within the popular business location to Westhill. Westhill is located approximately six and a half miles from Aberdeen City Centre with the location being home to a number of global energy sector occupier. The area has been further enhanced due to the completion of Aberdeen Western Peripheral Route ensuring that the area has excellent transportation links to all parts of the City and the Scottish Motorway Network.

Occupiers within Westhill include Total, Subsea 7, Technip, Bibby Offshore, Borr Drilling and Kongsberg. Westhill is well served with amenities to include M&S, Tesco, Costa, Holiday Inn, Hampton by Hilton and Costco.

The Specification of the office includes:

- > Floor to ceiling height of 2.7 metres
- > VRF heating and cooling system
- > Raised access floors and suspending ceiling
- > LG7 complaint lighting
- > DDA complain passenger lift
- > Double height modern reception
- > Male and female toilet facilities on each level
- > Large canteen facility on ground floor

ACCOMMODATION

The property provides the following accommodation and floor areas:

Floor	m ²	ft ²
Ground	738.6	7,950
First	690.6	7,434
Second	750.30	8,020
TOTAL	2,179.5	23,404

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)

CAR PARKING

There are 93 on-site car parking spaces associated with the premises providing a good parking ratio of 1:252 sqft.

PROSERV HOUSE, PROSPECT ROAD, WESTHILL, ABERDEENSHIRE



 Ground Floor



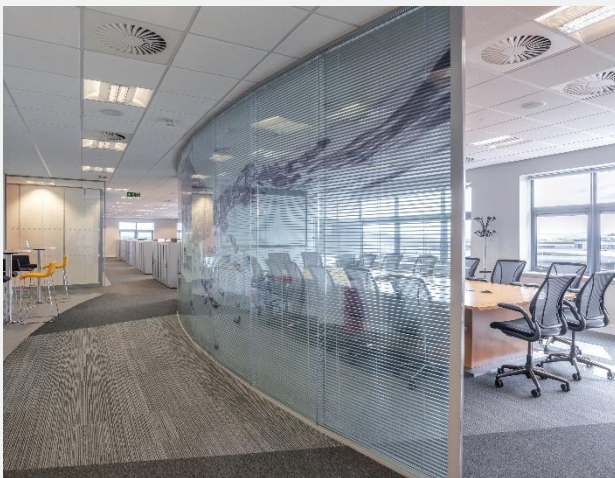


1 First Floor





2 Second Floor



LEASE TERMS

The premises are held on a Full Repairing and Insuring Lease expiring 8th November 2033. It is our clients intention to assign their interest in the premises but consideration will be given to a sub-lease in part for a shorter duration.

RENT

Upon application

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £515,000. This figure is currently under appeal.

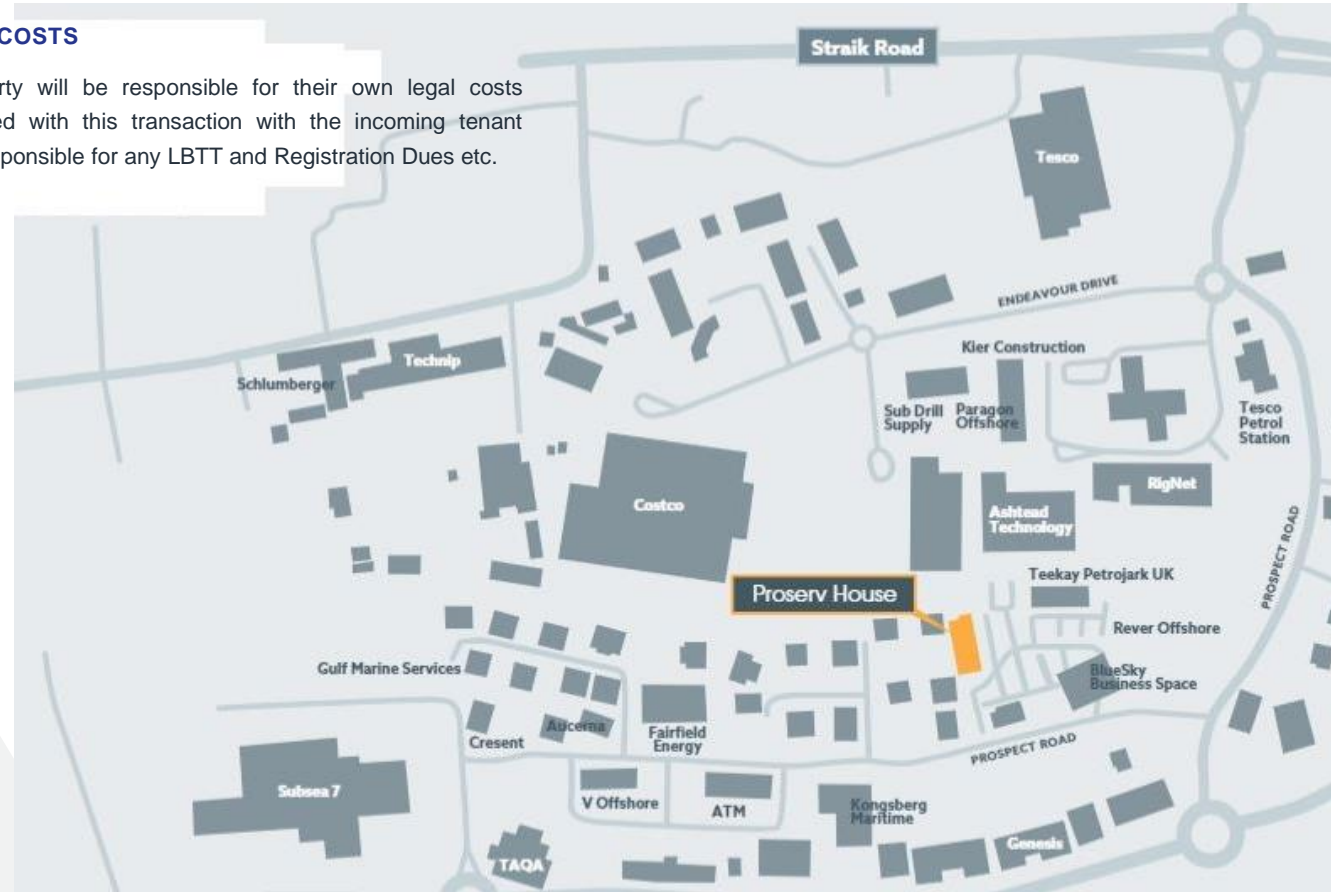
ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of B.

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

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction with the incoming tenant being responsible for any LBTT and Registration Dues etc.



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

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