

# TO LET

OFFICE IN ABERCROMBIE COURT



## UNIT 9, ABERCROMBIE COURT, WESTHILL, AB32 6FE

- Self-contained office in Westhill
- 11 parking spaces
- Net Internal Area — 201.31 sq. m (2,167 sq. ft)

## LOCATION

The property is located on the east side of Abercrombie Court, approximately six miles west of Aberdeen City Centre, in a well established commercial hub renowned as a centre of excellence in subsea engineering. It benefits from close proximity to the A944, offering direct access to the Aberdeen Western Peripheral Route (AWPR) which connects to the north and south of the city. Nearby occupiers include Proserv, Boskalis, CCDP, Abercrombie Dental Practice and Intervention Rentals.

## DESCRIPTION

The property is a semi-detached, two-storey office featuring raised access flooring and ceiling mounted comfort cooling throughout. A canopied entrance leads to a lobby with an internal staircase and lift, ensuring DDA compliance. The current layout includes a mix of cellular and more open-plan office spaces, with easily removable stud partitions in situ meaning it can easily be reconfigured. The property benefits from having both W/C's and a tea prep area and a W/C on each floor.

The property benefits from 11 exclusive car parking spaces, which includes one disabled space.



## ACCOMMODATION

We calculate the following approximate Net Internal Floor Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

|              | Sq. m         | Sq. ft       |
|--------------|---------------|--------------|
| Ground Floor | 91.69         | 987          |
| First Floor  | 109.62        | 1180         |
| <b>Total</b> | <b>201.31</b> | <b>2,167</b> |

### RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows: £30,500. The Uniform Business Rate Poundage for the year 2024/2025 is 49.8p in the £.

### LEASE TERM

The property is available on a new Full Repairing and Insuring Lease, for a period to be negotiated.

### RENT

£35,000 per annum, exc.

### VAT

All prices, rent and premiums quoted are exclusive of VAT.



### EPC

Further details available on request.

### ENTRY

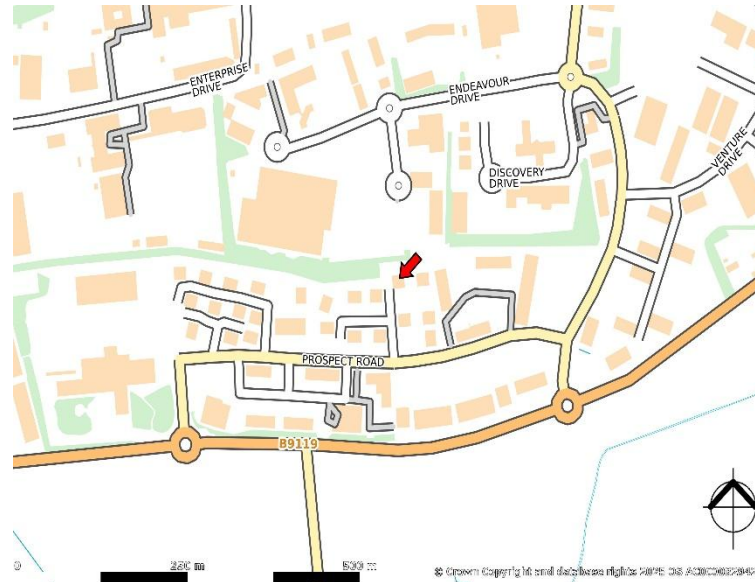
By arrangement.

### LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

### VIEWINGS

To arrange a viewing or for further information, please contact the sole letting agents.



To arrange a viewing please contact:



**Shona Boyd**

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### IMPORTANT NOTICE

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