

# Ryden

## TO LET

**MODERN REFURBISHED OFFICE  
ACCOMMODATION**

**116.74 SQ M (12,570 SQ FT)**



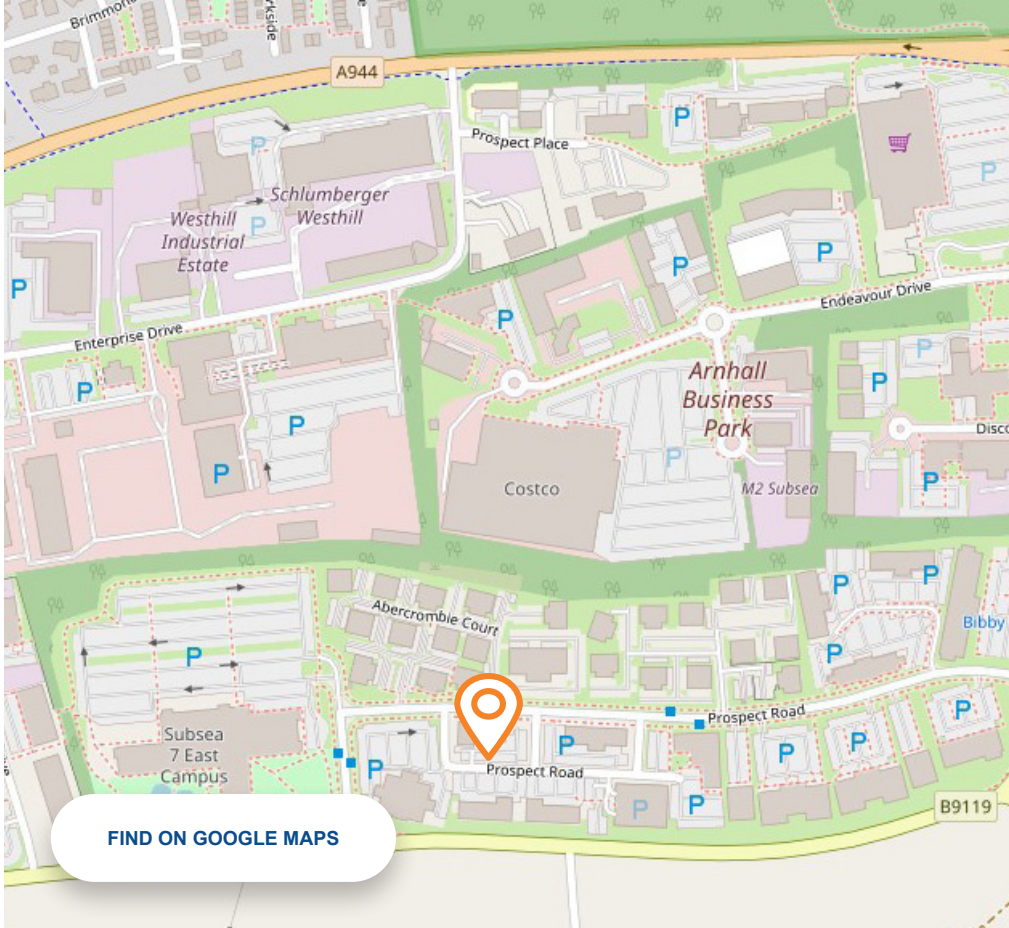
**PAVILION 3  
WESTPOINT BUSINESS  
PARK  
PROSPECT ROAD  
WESTHILL  
ABERDEEN  
AB32 6FE**

**EXCELLENT CAR  
PARKING PROVISION**

**MODERN REFURBISHED  
ACCOMMODATION**

**SITUATED WITHIN THE  
PROMINENT WESTPOINT  
BUSINESS PARK**

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## LOCATION

The subjects are situated approximately 6 miles south west of Aberdeen City Centre and accessed via the A944.

Westhill provides easy access to all parts of the north-east, thanks to the completion of the Aberdeen Western Peripheral Route (AWPR).

The subjects are situated in the prominent Westpoint Business Park, close to a number of Oil and Gas occupiers, such as; Subsea 7, Proserv, Total and Technip TMC.

Shopping facilities include; Tesco Superstore, Marks and Spencer Simply Food Store, Costco Wholesale and a host of smaller shops as well.

Westhill is widely recognised as a premier office and industrial location serving both Aberdeen City and Aberdeenshire.

## DESCRIPTION

The subjects comprise a modern refurbished office premises arranged over ground, first and second floors. The accommodation benefits from the following specification:

- Flexible open plan layouts
- Clear floor plates (no column interference)
- Flexible 3-pipe VRV heat recovery air conditioning
- Raised access floor
- LED lighting throughout
- New floor coverings throughout
- Tea prep stations on each floor with integral white goods
- Redecorated throughout
- Voice and data cabling throughout
- DDA Compliant
- 8-person passenger lifts
- 39 car parking spaces

## ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	385.94	4,154
FIRST FLOOR	390.90	4,208
SECOND FLOOR	390.90	4,208
<b>TOTAL</b>	<b>1,116.74</b>	<b>12,570</b>

## RATEABLE VALUE

NAV/RV: £167,000 effective from 1 April 2023.

## RENT

£16.00 per sq ft.

## LEASE TERMS

The property is available to let on Full Repairing and Insuring terms, either as a whole or on a floor by floor basis.

## EPC

Available upon request.

## VAT

All figures quoted are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the incoming tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

**THE SUBJECTS  
ARE SITUATED  
IN THE PROMINENT  
WESTPOINT  
BUSINESS PARK  
CLOSE TO A  
NUMBER OF OIL &  
GAS OCCUPIERS**



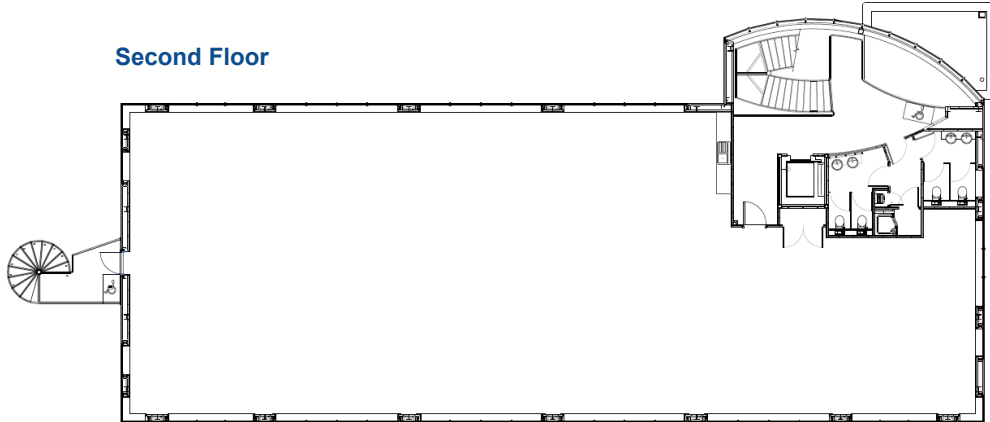


Indicative Floor Plans

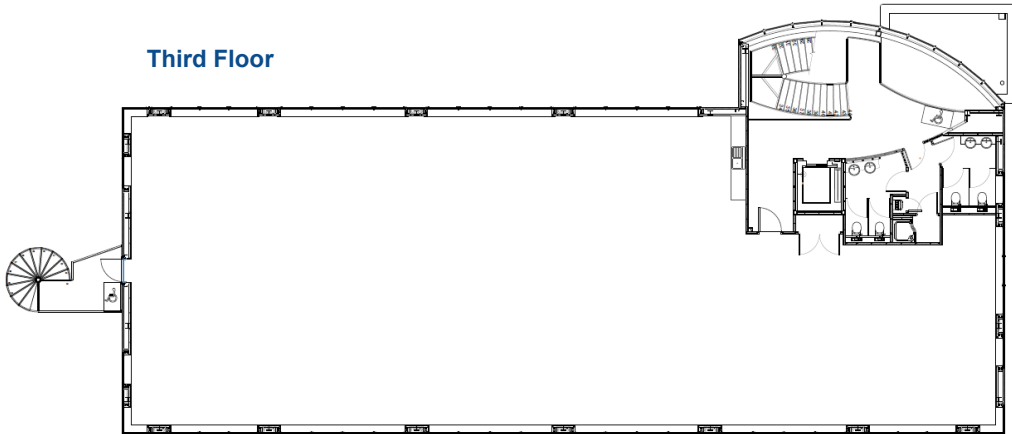
First Floor



Second Floor



Third Floor



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WESTPOINT  
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PROSPECT ROAD  
WESTHILL  
AB32 6FE**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

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## Ryden

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# Ryden

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **March 2024**

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