

TO LET

# 24 ABERCROMBIE COURT

Arnhall Business Park, Westhill, AB32 6FE



## Key Highlights

- Open plan office accommodation
- To be refurbished
- 10 dedicated parking spaces
- Flexible lease terms available
- 2,212 sq.ft (205.5 sq.m)

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## DESCRIPTION

The available accommodation comprises a modern two storey, semi-detached office building of steel frame and concrete block construction, finished with brickwork externally and a mono pitched roof.

Internally, the accommodation provides two floors of office space with a mix of cellular and open plan accommodation. The property will be comprehensively refurbished prior to entry.

There is an exclusive kitchen area and Male and Female WCs at ground floor level, and the general specification is as follows;

- Suspended ceilings with LG7 compliant lighting
- Full raised access floors
- Comfort Cooling
- Lift access
- 10 dedicated car parking spaces
- Fully carpeted office with tiled entrance lobby
- Secured entry to the front door of the building

## LOCATION

The premises are located within Abercrombie Court, in the well-established Arnhall Business Park at Westhill. Arnhall is a globally recognised centre of excellence in the field of subsea engineering, and many companies related to the subsea engineering industry are situated within the area.

By virtue of its location, 24 Abercrombie Court benefits from convenient access to the A944 trunk road to Aberdeen city, and also to the A90 and the wider trunk road network.

Nearby occupiers include Subsea 7, TechnipFMC, TotalEnergies, Boskalis and Kongsberg Maritime.

The location of the building is shown on the plan above.

## CAR PARKING

There are 10 dedicated car parking spaces including an accessible parking space.

## ACCOMODATION

We have calculated the following approximate Net Internal Areas (NIA). In accordance with the RICS Code of Measuring Practice (6th Edition):

DESCRIPTION	SQ FT	SQ M
Ground Floor	1,023	95.03
First Floor	1,189	110.42
<b>TOTAL</b>	<b>2,212</b>	<b>205.5</b>

## RATING ASSESSMENT

The first floor suite is contained within the Valuation Roll as having a Rateable Value of £35,000 effective from 1 April 2023. An incoming occupier would have the opportunity to appeal this Rateable Value.

## LEASE TERMS

The accommodation is available for lease on FRI terms, for a negotiable duration.

## EPC

The accommodation has an EPC rating of B. A copy of the EPC can be made available upon request.

## RENT

£40,000 (exc VAT)

## VAT

All figures quoted are exclusive of Value Added Tax.

## LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant will be responsible for LBTT and Registration Dues applicable.

## ENTRY

The current lease expires in September 2025, entry will be available thereafter.

## VIEWING & OFFERS

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

## CONTACTS

For further information please contact:

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