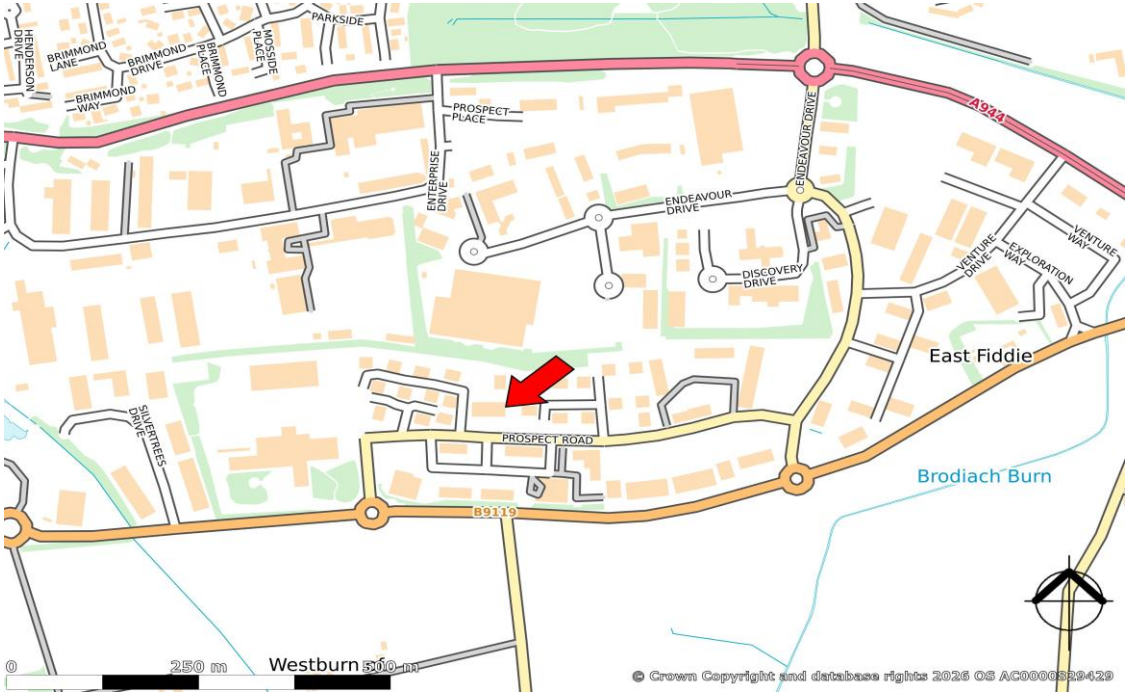
TO LET
MODERN GROUND FLOOR OFFICE IN WESTHILL

GRAHAM SIBBALD



Ground Floor, 19 Abercrombie Court, Prospect Road, Arnhall Business Park, Westhill, AB32 6FE

- Located in a well-established business park
- 29 designated car parking spaces
- NIA: 742.73 sq.m (7,995 sq.ft)





LOCATION

Westhill is a popular satellite town located approximately 7.5 miles west of Aberdeen city centre and 6 miles south of Aberdeen International Airport. The subject property is prominently situated within Abercrombie Court, in the heart of Arnhall Business Park which itself is widely recognised as a global centre of excellence for subsea engineering. Arnhall Business Park 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.

Surrounding occupiers include Decom North Sea, Global Underwater Hub, Kongsberg Maritime, Borr Drilling, Subsea 7, Total Energies, Proserv and Boskalis. There are also excellent amenities within close proximity including Starbucks, Greggs, McDonald's, Tesco, Costco, Hampton by Hilton, Holiday Inn and Westhill Shopping Centre where a number of local and national retailers can be found including M&S Food, Costa and Subway.

DESCRIPTION

The subjects comprise the ground floor of a high quality, refurbished 3-storey office building. The office accommodation benefits from the following specification:

- Flexible open plan layout
- Raised access flooring
- LED lighting
- Tea prep area
- Voice and data cabling throughout
- WC and shower facilities
- 29 car parking spaces plus shared use of 5 disabled spaces





ACCOMMODATION

The subjects have been measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	SQ. M	SQ. FT
Ground Floor	742.73	7,995

RENT

£95,940 per annum exc. (£12 per sq.ft)

SERVICE CHARGE

The tenant will be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common areas of the estate. Further details are available on request

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll with a Ratable Value of £104,000. The Uniform Business Rate for the year 2026 / 2027 is 54.8p in the £, resulting in annual rates payable being £56,992.

EPC

The subject has an EPC rating of "A". Full documentation is available upon request.

VAT

All figures quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner

Indicative Space Plan



GROUND FLOOR



To arrange a viewing please contact joint letting agents:

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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices. Date published: August 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.