FOR SALE
OFFICE INVESTMENT

GRAHAM SIBBALD



Pavilions 2&3, Discovery Drive, Arnhall Business Park, Westhill, Aberdeenshire, AB32 6FG

- Modern income producing office buildings
- Let to Geoactive Limited and Vysus ModuSpec (UK) Ltd
- Total passing rent of £140,000 per annum (reflecting low £13.13 per sq. ft)
- Available together or separately
- Heritable interest (Scottish equivalent of English Freehold)
- Offers £1,150,000 exc. VAT reflecting a net initial yield of 11.51%

LOCATION

Aberdeen is Scotland's third largest city with a population of approximately 220,000 and a regional catchment population of over 500,000. Its status as the Energy Capital of Europe has been established for over 40 years and this is set to continue with a new wave of investment into all types of renewable energy utilising its skilled workforce and onshore/offshore infrastructure.

SITUATION

The properties occupy a prominent position within the Arnhall Business Park, Westhill, a popular town, which is located approximately 7.5 miles west of Aberdeen and 6 miles south of Aberdeen International Airport. 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.

Major occupiers within the Arnhall Business Park include Boskalis, Proserv, Technip, Total Energies, Costco, Tesco, M&S Simply Food, Starbucks and McDonalds.

DESCRIPTION

The pavilions comprise two detached two storey office buildings situated within a three-pavilion development of steel portal frame construction with modern cladding externally, facing brick front elevation under a pitched clad roof. Internally, both pavilions have a modern specification which largely includes open plan office accommodation which has been sub-divided to suit each tenants requirements.

The specification can be summarised as follows:

- Suspended tiled ceilings
- LED lighting
- Comfort cooling
- Raised access floors
- Toilets on both floors
- Kitchens on ground floors (Pavilion 3 also has a tea prep on the first floor)20 dedicated car parking spaces per pavilion
- Pavilion 3 has two double EV chargers

ACCOMMODATION

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

Pavilion 2

	SQ. M.	SQ. FT.
Ground Floor	245.18	2,639
First Floor	247.25	2,662
Total	**492.43**	**5,301**

Pavilion 3

	SQ. M.	SQ. FT.
Ground Floor	248.83	2,678
First Floor	249.27	2,684
Total	**498.10**	**5,362**


Pavilion 3


Pavilion 3

TENURE
Heritable (Scottish equivalent of English Freehold)

TENANCY
The pavilions are both let on Full Repairing and Insuring terms as follows:

	Tenant	Area (Sq. ft)	Annual Rent (£ p.a)	Lease Start	Break / Rent Review	Lease Expiry	Comments
2	Geoactive Limited	5,301	£70,000	20/10/2022	n/a	19/10/2028	A three year lease extension recently agreed.
3	Vysus ModuSpec (UK) Ltd	5,362	£70,000	12/07/2024	n/a	11/07/2029	Lease varied and assigned to tenant wef 12/07/2024. Lease guaranteed by MR Group International B.V.
		10,663	**£140,000**				

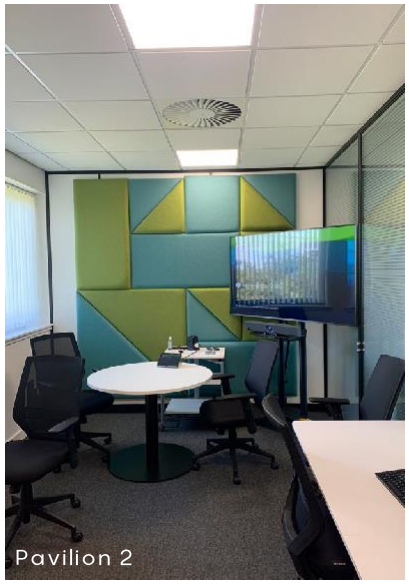
TENANT COVENANT
Geoactive deliver intuitive, user friendly and technically precise software solutions for interpreting and managing all types of subsurface resources at an affordable price. Further information can be found here: https://www.geoactive.com/

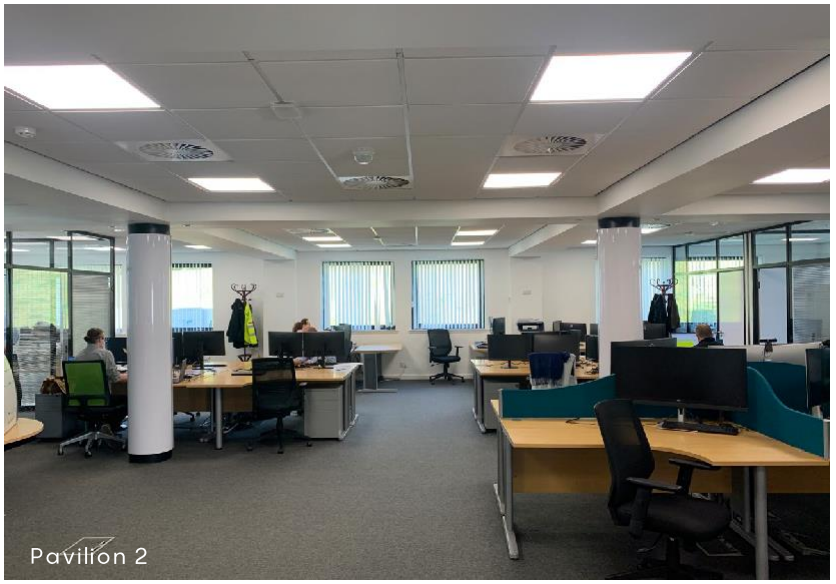
Geoactive Limited have a Dun and Bradstreet rating of 2A2 and a tangible net worth of £2,399,000.

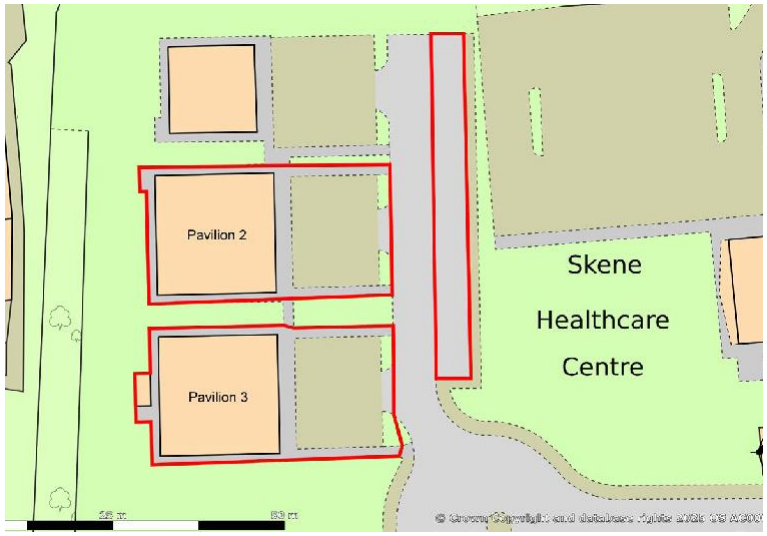
Moduspec are a global provider of specialist rig and well control equipment solutions. In 2024 specialist offshore rig inspection company MR Group completed the acquisition of Moduspec. Further information can be found here: https://www.mrgroup.org/

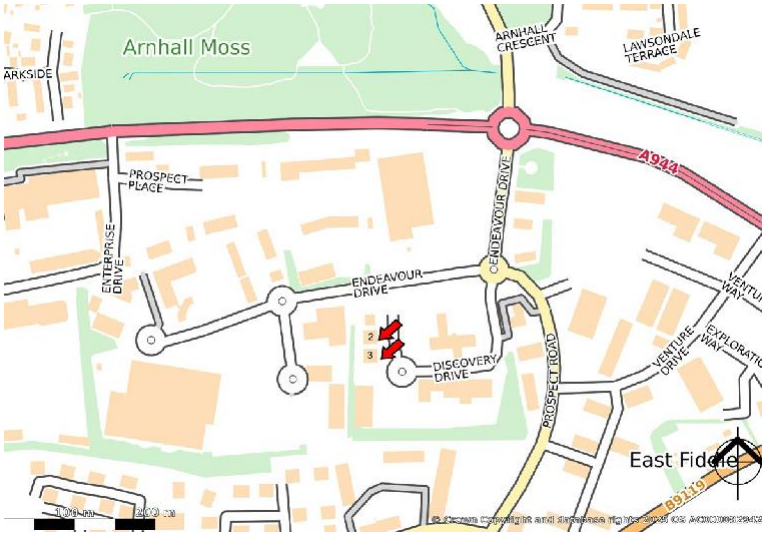
Moduspec Ltd have a Dun and Bradstreet rating of E3. MR Group International B.V. whom guarantee the lease are incorporated under Dutch law.


Pavilion 2


Pavilion 2


Pavilion 2





To arrange a viewing please contact:



Chris Ion
Partner
chris.ion@g-s.co.uk
07717 425 298



Alex Robb
Surveyor
alex.robb@g-s.co.uk
07850 818 919

EPC
Pavillion 2 has an EPC rating of D
Pavilion 3 has an EPC rating of D
Further details are available on request

VAT
The property has been elected for VAT and it is anticipated that the sale will be treated as a Transfer of Going Concern.

PROPOSAL
Offers over £1,150,000 excluding VAT are sought for our client's heritable interest in the buildings. A purchase at this level would show a net initial yield of 11.51% after deduction of standard purchaser's cost and LBTT.

Offers for the individual buildings will be considered.

ANTI MONEY LAUNDERING
To comply with Anti-Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers which will at the minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads Of Terms.

LEGAL COSTS
Each party will be responsible for their own legal costs in connection with the transaction with the purchaser liable for LBTT and registration dues in the normal manner.

VIEWINGS
To arrange a viewing or for further information, please contact the sole selling agents:

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, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as 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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6. Date of Publication: November 2025