

PH Peregrine House

**Refurbished Office
Accommodation with
Generous Car Parking**

Peregrine Road | Westhill | AB32 6JL

TO LET

Office

**11,076 – 20,234 SQFT (1,028.99
– 1,879.80 SQM)**

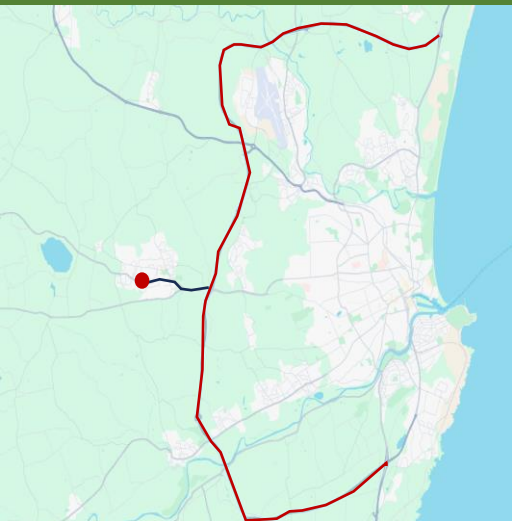


LOCATION

The property is located on Peregrine Road, Westhill, situated approximately 8 miles west of Aberdeen. Westhill has established itself as a global centre of excellence for engineering and subsea sectors and has traditionally boasted low vacancy rates.

The Aberdeen Western Peripheral Route (AWPR) is less than two miles east of the property, connecting Westhill to the north and south of Aberdeen and beyond.

Surrounding occupiers include Halliburton, IKM, Boskalis, Total, Acteon and Donaldson Timber. Surround amenities include Costco, Tesco, M&S, McDonalds, Greggs and Starbucks.





Peregrine House

11,076 sq.ft – 20,234 sq ft (1,028.99 – 1,879.80 sq m)

Peregrine House is currently under construction to provide a range of office accommodation options. The space is provided over two floors in a largely open plan layout. The building was extended in 2016 with over 9,000 sq ft of grade ‘A’ space being added to the west wing.

SPECIFICATION

- Open plan layout
- High quality finishes throughout
- Generous car parking
- 8 person passenger lift
- LG7 lighting
- Staff canteen / kitchen facilities

Office Accommodation

The office accommodation can be leased in various configurations including as part of the industrial warehouse under construction adjacent. Further details available upon request.

	SQ FT	SQ M
Office (main)	11,076	1,028.99
Office (extension)	9,158	850.80
Total	20,234	1,879.80



TERMS

On application, dependent on space requirements

VAT

All figures quoted are exclusive of VAT

EPC

Available upon request

ENTRY

From end of Q2 2026

BUSINESS RATES

The property currently forms part of a larger entry into the Valuation Roll. An estimates can be provided upon request

ALL ENQUIRIES



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