



Arnhall Business Park

Pavilion 3

To Let

1st Floor, Pavilion 3, Arnhall Business Park,
Westhill, Aberdeenshire, AB32 6FG



- Fully fitted out modern office suite
- 10 car parking spaces (including one EV charger)
- Ready for immediate occupation
- 249.35 sq. m (2,684 sq. ft) approx.

— Location

The building occupies a prominent position within Arnhall Business Park, 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 Arnhall Business Park include Boskalis, Proserv, Technip, Total Energies, Costco, Tesco, Starbucks and McDonalds.

— Description

The property comprises a detached, two story office pavilion finished to a modern specification.

The available office space is on the first floor and benefits from the following specification:

- Suspended tiled ceilings
- LED lighting
- Comfort cooling
- Raised access floors
- Mix of open plan and cellular office space
- Tea prep and break out area
- Access to shared reception and ground floor kitchen
- 10 car parking spaces, including use of an EV charge point

— Accommodation

The property has the following approximate Net Internal Floor areas:

1st Floor249.35 sq m2,684 sq ft

— Lease Terms

The subjects are held on full repairing and insuring terms until 11th July 2029.

Our client is seeking to sub-lease the accommodation on an all-inclusive rent on flexible terms for a period to be agreed. Further details available upon request.

— Energy Performance Certificate

The property has an EPC rating of D. A copy of the EPC report is available upon request.

— VAT

All prices quoted in the Schedule are exclusive of VAT.

— Legal Costs

Each party will be responsible for their own legal costs. The incoming sub-tenant will be responsible for any LBTT and Registration Dues.



— Viewings and Offers

Strictly by arrangement through the sole letting agent, to whom all offers should be submitted in Scottish Legal form.

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