

Ryden

TO LET

**GROUND FLOOR GRADE A OFFICE
SUITE WITH PARKING**
231.89 SQ M (2,496 SQ FT)



**16 ABERCROMBIE
COURT
PROSPECT ROAD
WESTHILL
AB32 6FE**

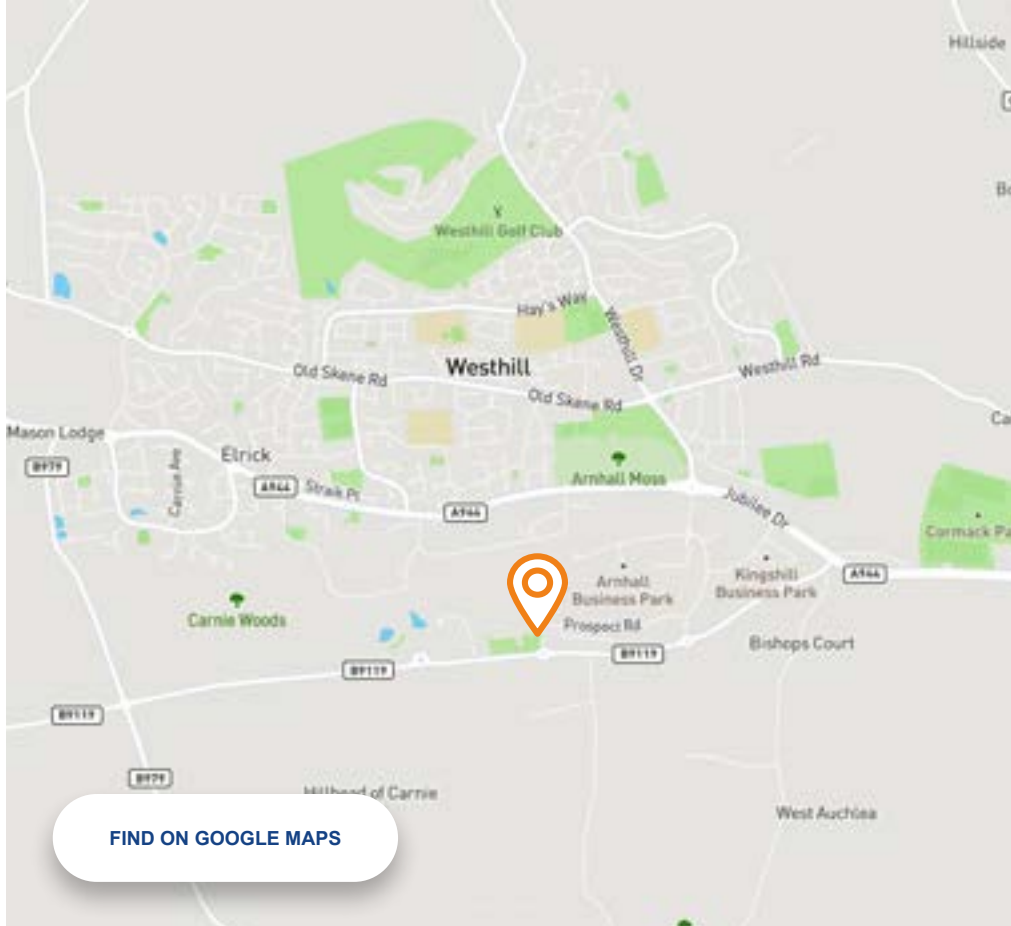
**MODERN OPEN PLAN
OFFICE ACCOMMODATION**

**SITUATED WITHIN THE
PROMINENT ARNHALL
BUSINESS PARK**

DDA COMPLIANT

DUE TO BE REFURBISHED

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

The property is located within the Abercrombie Court development of Arnhall Business Park, Westhill. Westhill itself is located approximately 6 miles west of Aberdeen City Centre and is accessed via the A944. Its close proximity to the Aberdeen Western Peripheral Route (AWPR) provides easy access to all parts of the North East, representing a prime location for both business and commuting.

Westhill benefits from a wide range of local amenities, including; Costco, Tesco Superstore, McDonald's, Starbucks, Hampton by the Hilton, Premier Inn, and Holiday Inn. Westhill also has a local shopping centre with a diverse range of tenants, including M&S Foodhall and Costa Coffee.

DESCRIPTION

The subjects comprise the ground floor only of a two storey purpose-built office building. The building is of steel construction, clad in a mix of brickwork and curtain walling, and held under a mono-pitched profile clad roof.

Internally, the subjects comprise an open plan office suite with floors overlaid in carpet, painted plasterboard walls, and a suspended ceiling grid over, incorporating comfort cooling cassettes and in-built LG7 lighting. The subjects also benefit from excellent levels of natural lighting with windows positioned throughout.

The office is fitted out with an integrated kitchen, storage cupboards, and three glass partitioned meeting rooms. Communal WCs are located to the front of the building.

CAR PARKING

The suite has 9 allocated parking spaces.

Any ingoing tenant can also claim two additional on-street parking permits available from Aberdeen City Council at an additional cost and by separate negotiation with Aberdeen City Council directly.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	231.89	2,496

RENT

On application.

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis.

EPC

The subjects have an EPC Rating of B. A copy of the Recommendations Report can be provided upon request

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll with a Rateable Value of £32,500 effective from 1 April 2026.

SERVICE CHARGE

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

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

**THE PROPERTY
IS SITUATED
WITHIN THE
ABERCROMBIE
COURT
DEVELOPMENT
OF ARNHALL
BUSINESS PARK**





LEGAL COSTS

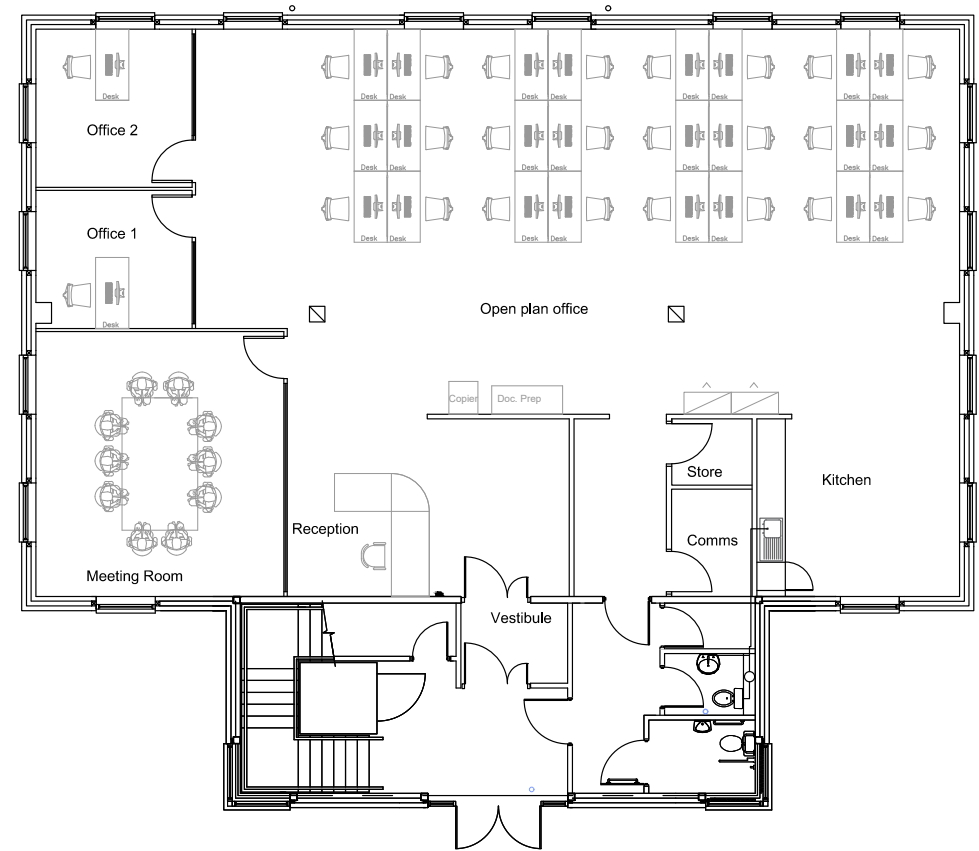
Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

ENTRY

Upon conclusion of legal missives.

ANTI-MONEY LAUNDERING (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 requires the agents acting on both side of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including undertaking and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information. prior to conclusion of missives/exchange, required to enable agents to meet their respective obligations under the Regulations.



EXISTING GROUND FLOOR PLAN

TO LET

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GRADE A OFFICE
SUITE WITH
PARKING**

**231.89 SQ M
(2,496 SQ FT)**



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COURT
PROSPECT ROAD
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GET IN TOUCH

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