

# Lot 26, Elrick House, Peregrine Road, Westhill Business Park, Westhill, Aberdeen, AB32 6JL

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



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## Property Information

### Heritable Office Opportunity

- Substantial and Attractive Two Storey Pavilion Office
- Site Area of Approx 0.93 Ha (2.3 Acres) and Site coverage of 13%
- Total Floor Area of 1,932.90 sq m (20,805 sq ft)
- May be Suitable for Change of Use (subject to consents)
- Established Business Park Location
- Nearby occupiers Tritech Interenation, Halliburton, IKM Testing Uk and ROC Healthcare

#### Lot

26

#### Auction

18th May 2023

#### Vacant Possession

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

### Location

- Miles** 7.5 miles west of Aberdeen city centre
- Roads** A944 Aberdeen Western Peripheral Route
- Rail** Aberdeen Railway Station (Mainline and ScotRail)
- Air** Aberdeen Airport (5 miles to the north)

### Situation

Westhill is a popular satellite town 7.5 miles west of Aberdeen city centre and 5 miles south of Aberdeen Airport. The area is globally recognised as a centre of excellence in the field of subsea engineering. Companies related to North Sea energy, exploration and production industry are represented at Westhill including Technip FMC, Schlumberger Oilfield UK, Subsea 7 and Kongsberg Maritime. 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.

The property is located on Peregrine road vlose to the junction with Straik Road (A944). Nearby occupiers Tritech Interenation, Halliburton, IKM Testing Uk and ROC Healthcare.

### Tenure

Heritable.

### Description

The property comprises an attractive two storey office pavilion of 1,932.90 sq m (20,805 sq ft) on a site area of 0.93 Ha (2.3 Acres). The property may be suitable for change of use subject to the necessary consents.

### VAT

VAT is applicable to this lot.

### Completion Period

Band A.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground First	Office Office	951.10 981.80	(10,237) (10,568)	VACANT POSSESSION
<b>Total Approximate Floor Area</b>		<b>1,932.90</b>	<b>(20,805) (1)</b>	

(1) The floor areas stated above are those published by the Scottish Assessors Association ([www.saa.gov.uk](http://www.saa.gov.uk)).

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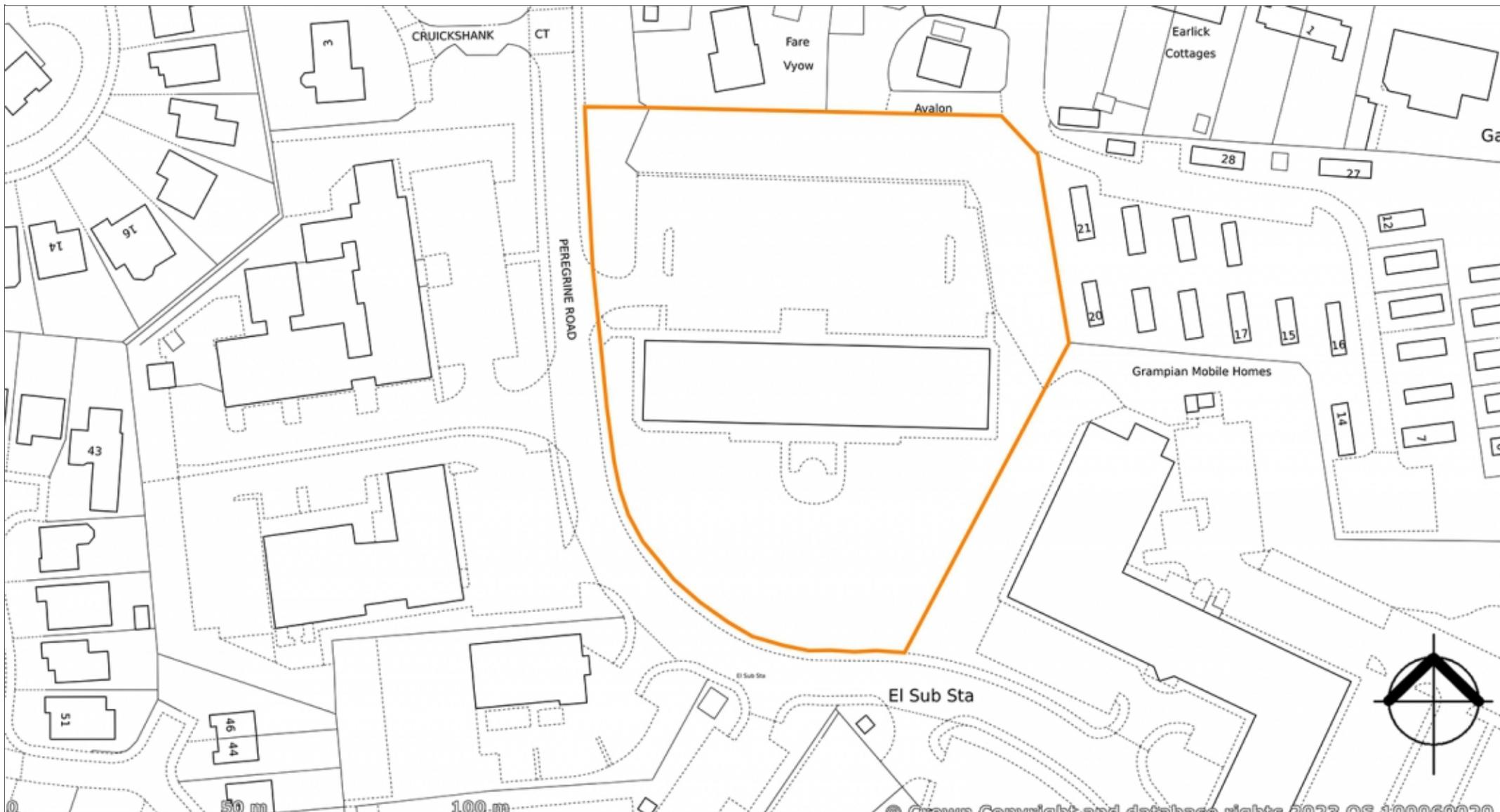
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## Contacts

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