

# Lot 31, Pavilion 2, Aspect 32, Arnhall Business Park, Westhill, Aberdeen, AB32 6FE

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



# Lot 31, Pavilion 2, Aspect 32, Arnhall Business Park, Westhill, Aberdeen,

## AB32 6FE

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### Property Information

#### Heritable Office Building

- Modern office pavilion, ideal for owner occupation
- Approx. 24,205 sq ft
- Highly prominent setting
- Close proximity to Aberdeen Bypass (AWPR)
- Westhill considered a 'centre of excellence' for underwater engineering
- Nearby occupiers including Subsea 7, TotalEnergies, Scottish Water and Kongsberg
- 

#### Lot

31

#### Auction

12th December 2024

#### Vacant Possession

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

#### Location

Miles 7.5 miles west of Aberdeen city centre  
Roads A944 Aberdeen Western Peripheral Route  
Rail Aberdeen Railway Station  
Air Aberdeen Railway Station

#### Situation

Aberdeen is Scotland's third largest city and is widely considered to be the energy capital of Europe. Westhill is recognised as a global 'centre of excellence' for underwater engineering. Arnhall Business Park is located in Westhill, with nearby occupiers including Subsea 7, TotalEnergies, Scottish Water and Kongsberg.

#### Tenure

Heritable. Scottish Equivalent of English Freehold

#### EPC

C

#### Description

The property is a highly prominent two storey office building constructed in 2008, extending to a total area of approximately 2,248.72 sq m (24,205 sq ft). The building is open plan and arranged around a central core, which is positioned towards the front elevation. There are approximately 90 car spaces directly in front of the building, fronting Prospect Road.

#### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground/First	Office	2,248.72	(24,205)	VACANT POSSESSION

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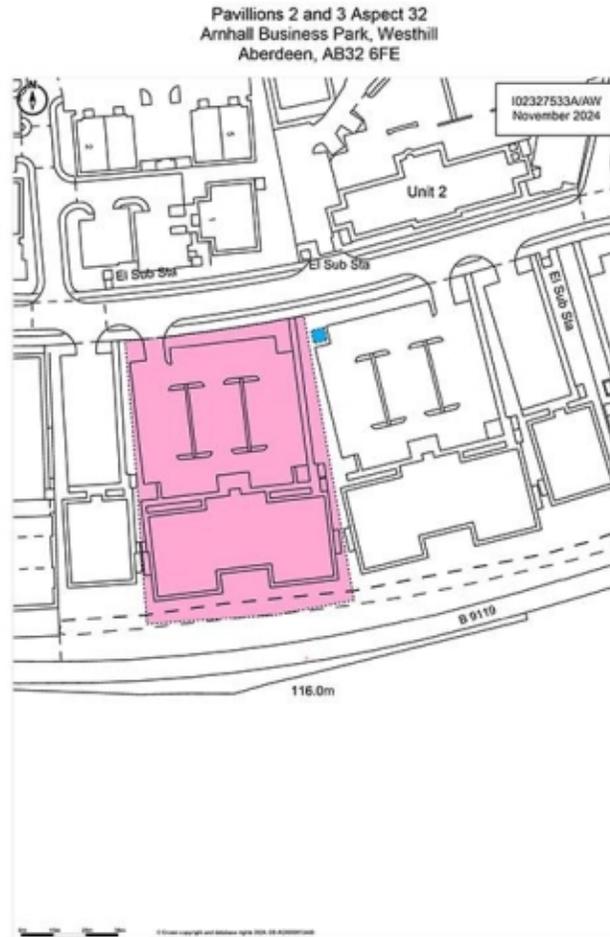
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First Scottish

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## Contacts

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