

# Lot 22

Vacant

Pavillion 4, Aspect 32, Arnhall Business Park,  
**Westhill, Aberdeen, Aberdeenshire AB32 6FE**

**Heritable Office Building**



## Key Details

- Open plan pavilion office building
- Located on a well established office and industrial park
- In Westhill an affluent suburb of Aberdeen
- Onsite carparking for 32 vehicles

## Location

**Miles:** 7.5 miles west of Aberdeen city centre  
**Roads:** A944 Aberdeen Western Peripheral Route  
**Rail:** Aberdeen Railway Station  
**Air:** Aberdeen Airport (6 miles north)

## Situation

The property is prominently situated within Arnhall Business Park in Westhill, a popular satellite town to the west of Aberdeen city centre. 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. Occupiers in the vicinity include Total, Subsea 7, TechnipFMC, Rever Offshore, Proserv, TeeKay Petrojarl, StormGeo, Marsh and CALA. A wide range of amenities can be found nearby which include Tesco, Costco, Aldi, Holiday Inn, Premier Inn, Hampton by Hilton and the Westhill Shopping centre anchored by Marks and Spencer foodstore and Costa coffee.

## Description

The property comprises a modern, two storey office building which was constructed in 2008. The building is of steel frame construction. Internally, the office accommodation is predominately open plan on the ground floor and fitted out with cellular accommodation at first floor. The property benefits from an eight person passenger lift and on site car parking for 32 cars.

## Tenure

Heritable.

## VAT

VAT is not applicable to this lot.

**Six week completion is available**

## Viewings

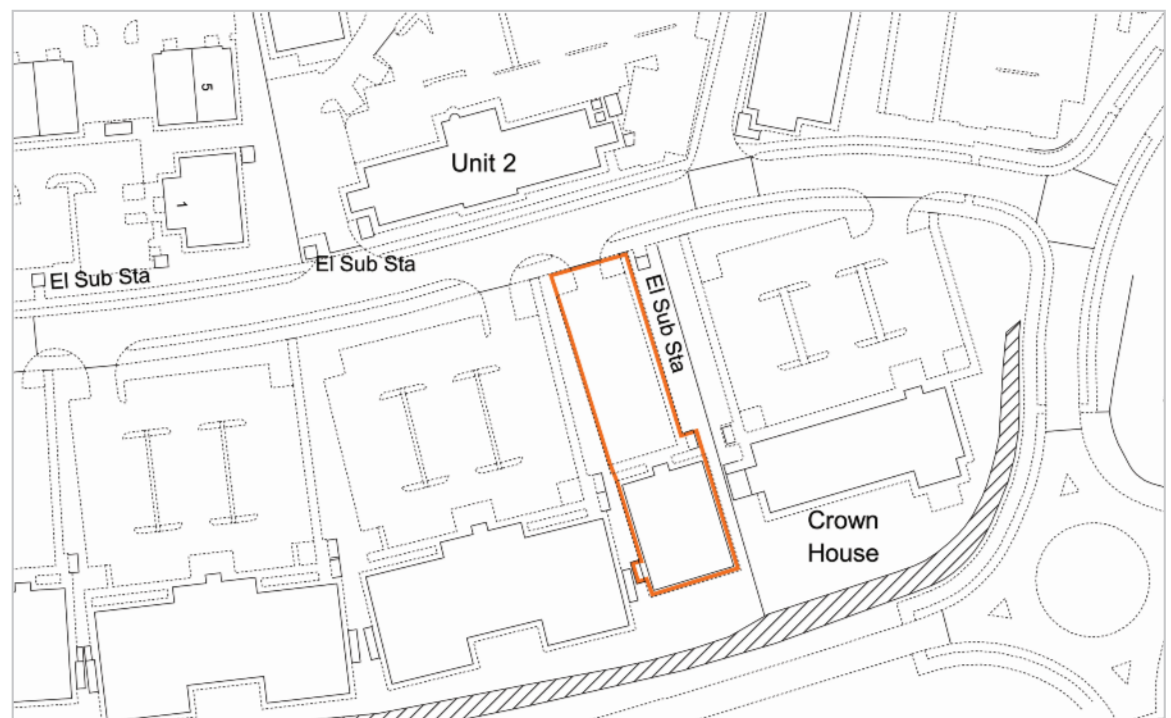
Please contact Mhairi Archibald (07718 899341)

## Energy Performance Certificate

See legal pack at [acuitus.co.uk](http://acuitus.co.uk)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	369.96 sq m	(3,982 sq ft)	Vacant Possession
First	Office	367.04 sq m	(3,951 sq ft)	
<b>TOTAL</b>		<b>737.00 sq m</b>	<b>(7,933 sq ft)</b>	



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**Acuitus**  
**Mhairi Archibald**  
+44 (0)7718 899 341  
[Mhairi.archibald@acuitus.co.uk](mailto:Mhairi.archibald@acuitus.co.uk)

**Acuitus**  
**Peter Mayo**  
+44 (0)20 7034 4864  
[Peter.mayo@acuitus.co.uk](mailto:Peter.mayo@acuitus.co.uk)

**Associate Auctioneer**  
**CBRE Limited**  
**Derren McRae**  
+44 (0)1224 219025  
[derren.mcrae@cbre.com](mailto:derren.mcrae@cbre.com)

**Seller's Solicitors: Burness Paull**  
**Peter Smith**  
+44 (0)1224 219 025  
[peter.smith@burnesspaull.com](mailto:peter.smith@burnesspaull.com)