

# Lot 51

Vacant Possession

## Pavilion 1, Aspect 32, Arnhall Business park, Westhill, Aberdeen, 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
- Occupiers in the vicinity include Subsea 7, TechnipFMC and Rever Offshore.
- Amenities nearby include Tesco, Costco, Aldi, and the Westhill Shopping Centre, anchored by Marks and Spencer Food

### 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

The subject property is prominently situated within Arnhall Business Park in Westhill, a popular satellite town 7.5 miles west of Aberdeen city centre and 6 miles south of Aberdeen Airport. Arnhall Business Park is an established commercial location which 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. Occupiers in the vicinity include Kongsberg, 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 & Spencers food store and Costa.

### Description

The subjects comprise a modern, two storey office building which was constructed in 2008. The building is of steel frame construction under a pitched profile metal clad roof. Internally, the office is currently fitted out as a mix of open plan and cellular accommodation with tea prep and male, female and accessible WCs on each floor. The subjects also benefit from an eight person passenger lift.

### 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 (7,933 sq ft)</b>	

### Tenure

Heritable

### VAT

VAT is applicable to this lot

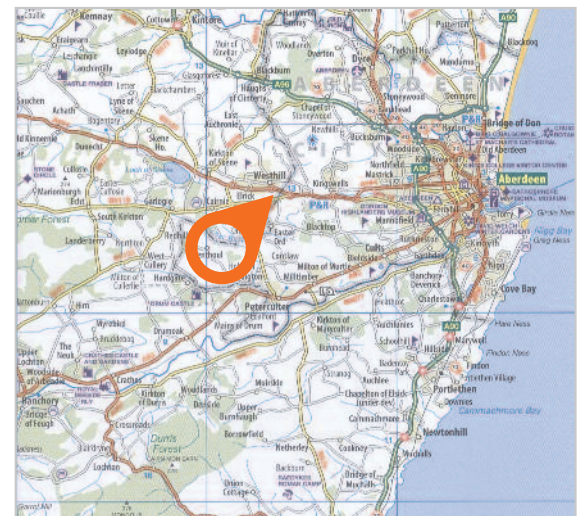
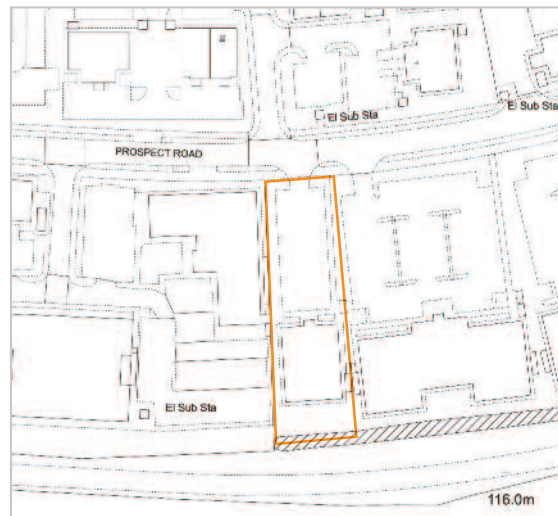
### Viewings

Please contact Mhairi Archibald

### Six Week Completion

### Energy Performance Certificate

See legal pack at acuitus.co.uk



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