



Industrial Accommodation located
within Arnhall Business Park

UNIT 5 WESTHILL BUSINESS CENTRE

Endeavour Drive, Westhill, AB32 6UF

- Available Immediately
- 139.63 sq m (1503 sq ft)

£20,250 per annum

FOR LEASE

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

Location:

The property is located in Westhill Business Centre approximately 6 miles west of Aberdeen on the A944 Aberdeen to Alford Road. Westhill is one of Aberdeen's satellite towns with a population in excess of 10,000. Westhill benefits from good shopping facilities, hotels, sports centre and golf course. It is a thriving business location with a number of office, retail and wholesale developments. Extract plans are provided showing the location and approximate boundaries of the subjects.

Description:

The subjects comprise a single storey end terraced industrial unit of steel portal frame construction with concrete block walls rendered externally and in-filled above with powder coated pressed steel cladding. The roof is shallow pitched with profiled steel cladding and translucent roof lights. There is a metal roller shutter door and adjacent pedestrian access into the property. Internally there are two offices, a workshop area with stainless steel sink and drainer and toilet facilities. The property is heated by several wall mounted panel heaters and there is ample power, telephone and data points. Car parking is provided in the communal yard area at the front of the property

Accommodation:

The accommodation comprises:

Workshop	100.98 sq m	(1087 sq ft)
Offices	38.65 sq m	(416 sq ft)
Total GIA	139.63 sq m	(1503 sq ft)

The foregoing measurements have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

Services:

We understand the property is served with mains water, electricity and drainage. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Energy Performance Certificate (EPC):

An EPC is available on request. The property has an EPC rating of Band F.

Council Tax Banding/Rating Information:

The Valuation Roll shows a rateable value for the property of £15,000 with effect from 1st April 2023. The Uniform Business Rate (UBR) for the year 2024/2025 is 49.8 in the £. A tenant may qualify for rates relief under the Small Business Bonus Scheme.

Planning:

Whilst the unit is being offered for lease on the basis of uses falling within Class 4, 5 & 6 of the Use Classes (Scotland) Order 1997 (office/light industrial, general industrial and storage & distribution), interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of these classes.

Price:

£20,250 per annum.

VAT:

All prices, rents and premiums quoted are exclusive of VAT. VAT will be payable on the rent.

Lease Terms:

Aberdeenshire Council is seeking to lease the property on a six year internal repairing and insuring basis, incorporating a rent review after the third year. There will be options for the tenant to terminate the lease at the end of the 1st, 2nd and 3rd years, subject to a penalty payment of 15% of the annual rent. No service charge.

Legal Costs:

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registration dues.

Date of Entry:

To be agreed upon conclusion of legal formalities.

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Viewing Arrangements/Offers:

To view the property or for further information please contact:

estates@aberdeenshire.gov.uk

01467 469261

Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB or telephone 01467 469261

In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to. All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

Date of Publication:

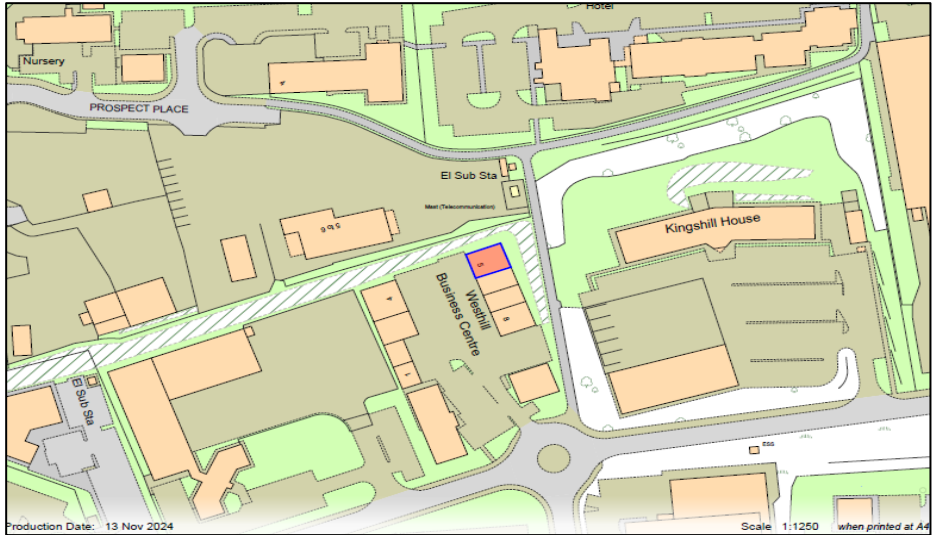
November 2024.

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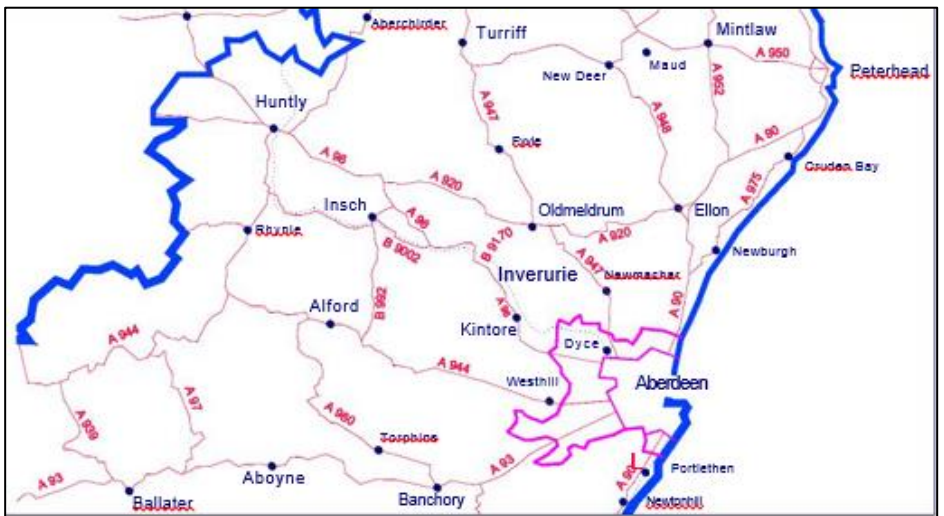
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Site Plan:



Location Plan:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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