

**Lot 19, 1 Westpoint, Westpoint Business Park, Prospect Road, Westhill,
Aberdeen AB32 6FJ**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



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Property Information

Heritable Office Building

- Prime Former Headquarter Office Building with ability to be let floor by floor
- High Specification Office totaling 4,008 sq.m (43,128 sq.ft)
- Prominent Location on Well Established Amhall Business Park
- Approximately 124 on site parking spaces (1:347)
- Neighbouring Occupiers Include Subsea7, Kongsberg Maritime, Technip FMC
- Low Capital Value on Guide Price (£23 psf)

Lot

19

Auction

3rd November 2022

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. 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 & Spencer's food store and Costa.

Tenure

Heritable. (Scottish Equivalent of English Freehold)

EPC

D

Description

Completed in 2007 One Westpoint is a high quality former headquarters building. The property provides four floors of predominately open plan office space configured to enable easy subdivision and flexibility for leasing in whole or part. There are two 8 passenger lifts and onsite car parking for approximately 124 cars.

VAT

VAT is applicable to this lot.

Viewings

Please contact Mhairi Archibald

Completion Period

6 week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas Approx sq ft	Possession
Ground	Office	1,002.00	(10,782)	VACANT POSSESSION
First	Office	1,002.00	(10,782)	
Second	Office	1,002.00	(10,782)	
Third	Office	1,002.00	(10,782)	
Total		4,008.00	(43,128) (1)	

(1) www.saa.org.uk

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