

**Lot 14, Westpoint Building 4 and Car Park, Westpoint Business Park, Prospect Road Westhill, Westhill,
Aberdeen AB32 6FE**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Lot 14, Westpoint Building 4 and Car Park, Westpoint Business Park, Prospect Road Westhill, Westhill, Aberdeen AB32 6FE

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)

Property Information

Heritable Office Investment and Multi Storey Car Park

- High Specification Three Storey Office Building and Two Storey Purpose Built Car Park
- Entirely Let to Borr Drilling Land Support Limited until 2029 (Subject to Option)
- Approx 1,430.10 sq.m (15,393 sq.ft) of Office Accommodation
- Multi storey Car Park Site Extending to Approximately 0.143 Ha (0.354 acres)
- Ownership please note that the title includes the access road within Westpoint Business Park (see legal pack)
- Neighbouring Occupiers Include Subsea7, Kongsberg Maritime, Technip FMC
-

Lot

14

Auction

3rd November 2022

Rent

£238,607 per Annum Exclusive

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)

Description

Building 4 Westpoint was developed as part of Westpoint Business Park in 2007. The property provides three floors of predominately open plan office space. There are two 8 person passenger lifts and onsite car parking for approximately 44 vehicles. The two storey car parking facility adjacent was built as additional car parking provision for the business park. The car park site extends to approximately 0.143 Ha (0.354 acres) and provides 182 vehicles spaces. Title to the solum of the estate roadway is also being sold. Maintenance costs for the roadway are shared amongst all building owners in Westpoint Business Park. Please see the legal pack for further information.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

**Lot 14, Westpoint Building 4 and Car Park, Westpoint Business Park, Prospect Road Westhill, Westhill,
Aberdeen AB32 6FE**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Office and Reception	495.10	(5,329)	BORR DRILLING LAND SUPPORT LIMITED (1)	10 years from 14/10/2019 to 13/10/2029 on Full Repairing and Insuring Terms (2)	£238,607	14/06/2024 (3)
First	Office	467.70	(5,035)				
Second	Office	467.30	(5,030)				
Total		1,430.10 (4)	(15,394) (4)			£238,607	

(1) Borr Drilling Land Support Limited are part of Borr Drilling, an international drilling contractor incorporated in Bermuda in 2016. The company owns and operates jack-up rigs of modern and high-specification designs providing drilling services to the oil and gas exploration and production industry worldwide (Source:www.borrdrilling.com). For the year ending 31/12/2020 Borr Drilling Land Support Limited reported a Turnover of £2,807,093 and a Net Worth of £2,979,370.

(2) The lease is subject to a schedule of condition. Further detail can be found in the Legal Pack

(3) The lease provides for a tenant only option to determine the lease on 14/06/24 (subject to tenant paying break penalty of 9 months rent);

(4) There is additional limited use area throughout the building of 75.3 sqm (812 sq ft)

**Lot 14, Westpoint Building 4 and Car Park, Westpoint Business Park, Prospect Road Westhill, Westhill,
Aberdeen AB32 6FE**

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



**Lot 14, Westpoint Building 4 and Car Park, Westpoint Business Park, Prospect Road Westhill, Westhill,
Aberdeen AB32 6FE**

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



**Lot 14, Westpoint Building 4 and Car Park, Westpoint Business Park, Prospect Road Westhill, Westhill,
Aberdeen AB32 6FE**

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



Lot 14, Westpoint Building 4 and Car Park, Westpoint Business Park, Prospect Road Westhill, Westhill, Aberdeen AB32 6FE

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



Contacts

Acuitus

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Seller's Solicitors

DLA Piper Scotland LLP
Rutland Square,
Edinburgh
EH1 2AA

Thomas Carr
0131 345 5122
thomas.carr@dlapiper.com

Sheila Irvine
0131 242 5571
sheila.irvine@dlapiper.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) 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 as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020