

Lot 19, Pavilion 2, Aspect 32, Arnhall Business Park, Westhill, Aberdeen,

AB32 6FE

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



November 2024

Lot 19, Pavilion 2, Aspect 32, Arnhall Business Park, Westhill, Aberdeen,

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Property Information

Heritable Office Building

- Located on the Successful Arnhall Business Park at Westhill
- Modern office pavilion, ideal for owner occupation
- Approx. 24,205 sq ft
- Close proximity to Aberdeen Bypass (AWPR)
- Westhill considered a 'centre of excellence' for underwater engineering
- Nearby occupiers including Subsea 7, TotalEnergies, Scottish Water and Kongsberg

Lot

19

Auction

13th February 2025

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

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

Aberdeen is Scotland's third largest city and is widely considered to be the energy capital of Europe. Westhill is recognised as a global 'centre of excellence' for underwater engineering. Arnhall Business Park is located in Westhill, with nearby occupiers including Subsea 7, TotalEnergies, Scottish Water and Kongsberg.

Tenure

Heritable. Scottish Equivalent of English Freehold

EPC

C

Description

Constructed in 2008, the property is a highly prominent two storey office building extending to a total area of approximately 2,248.72 sq m (24,205 sq ft). The building is largely open plan and arranged around a central core, which is positioned towards the front elevation. There are approximately 90 car spaces directly in front of the building.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground/First	Office	2,248.72	(24,205)	VACANT POSSESSION

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Heritable Office Building

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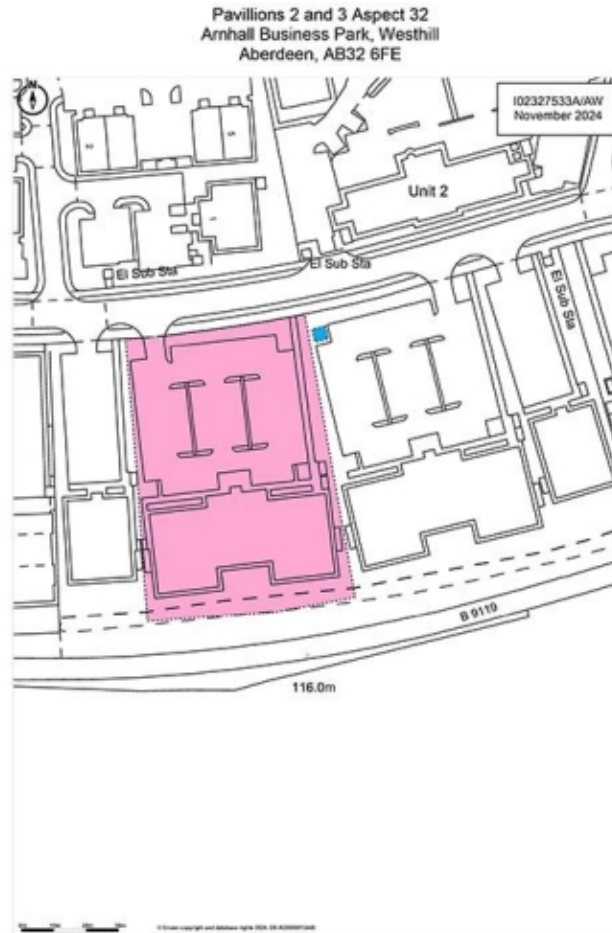
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First Scottish

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2024