

To Let



Self-Contained Office with Parking

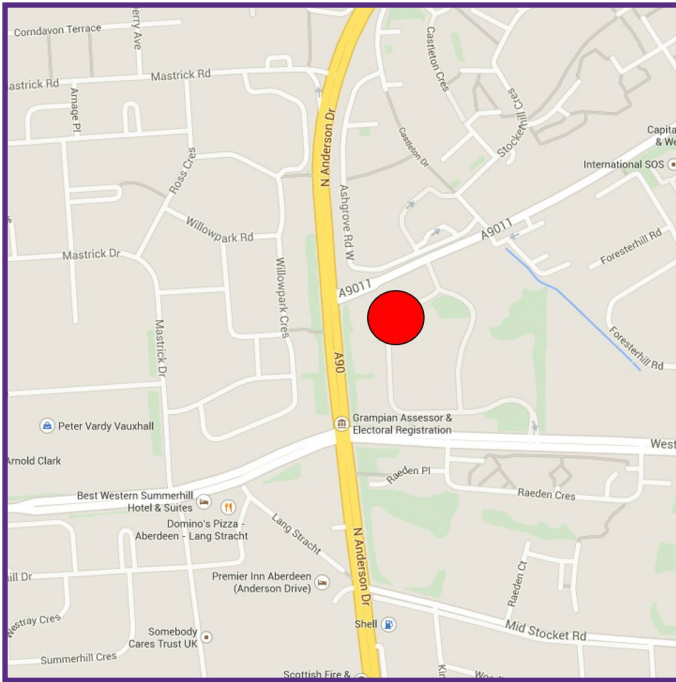
House 2, Woodhill House
Westburn Road
Aberdeen
AB16 5GB

71.6 sq.m. (770 sq.ft.)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

The Woodhill House site is located approximately 2 miles from Aberdeen City Centre at the junction of Westburn Road and Anderson Drive (A90). By virtue of this location, the office is strategically positioned to benefit from easy access to the main trunk road network both North and South of the City.

Description

The available accommodation forms a self-contained unit within the grounds of the larger Woodhill House complex, which itself is the headquarters of Aberdeenshire Council and home to a number of other sub-tenants.

The accommodation comprises office space across ground and first floor levels, supplemented by kitchen/break out facilities and a meeting room. Storage space is also available in the adjoining garage.

The offices benefit from a reasonably modern specification to include category 5E data cabling, gas fired central heating and surface mounted diffused strip lighting.

Floor Area

Ground Floor:	36.3 sq.m.	(391 sq.ft.)
First Floor:	35.3 sq.m.	(380 sq.ft.)
Total:	71.6 sq.m.	(771 sq.ft.)

Measured in accordance with the RICS Code of Measuring Practice (6th Edition).

EPC Rating

A copy of the Energy Performance Certificate is available upon request from the letting agent.

Lease Terms

The accommodation is available on Full Repairing and Insuring terms for a negotiable duration. Medium to long term leases will be subject to upward only rent reviews at regular intervals.

Rent

£12,000 per annum paid quarterly in advance.

Service Charge

There will be a service charge levied to cover the tenants contribution to maintenance and servicing of the common areas of the landscaped development. A detailed service charge budget can be provided to interested parties on application.

Rateable Value

The tenant's Rates Liability will be included within the service charge specified above.

VAT

VAT will be payable at the standard rate on all monies due under the lease.

Legal Costs

Each party will bear their own legal costs associated with the documentation of any lease. The ingoing tenant will be responsible for LBTT and Registration Dues applicable.

Entry

Entry will be granted immediately upon conclusion of legal missives.

Viewing & Offers

Viewing is strictly by arrangement with the sole agents to whom all offers should be submitted in Scottish legal form.

Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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