

Ryden.co.uk
01224 588866

TO LET

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

**PRESTIGIOUS GROUND FLOOR OFFICE ACCOMMODATION
WITH PARKING**



**UNIT 1
KINGSHILL PARK
WESTHILL
ABERDEEN
AB32 6FL**

Viewing strictly by appointment
with the sole letting agents.

Floor Area:
466.46 sqm (5,020 sq ft)

Contact:
Arron Finnie
Thomas Codona

Telephone:
01224 588866

Email:
arron.finnie@ryden.co.uk
thomas.codona@ryden.co.uk

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



Location:

The subjects are situated approximately 6 miles west of Aberdeen City Centre and accessed via the A944. Westhill provides easy access to all parts of the North East thanks to the completion of the Aberdeen Western Peripheral Route.

The subjects are situated in the prominent Kingshill Commercial Park, close to a number of Oil and Gas occupiers such as Subsea 7, Proserv, Total and Technip FMC. Shopping facilities include a Tesco Superstore, Marks and Spencer Simply Food Store, Costco Wholesale and a host of smaller shops as well. The Kingshill Commercial Park is widely recognised as a premier office and industrial location serving both Aberdeen City and Aberdeenshire.

The exact location of the premises is shown on the plan above.

Description:

The subjects offer a modern office premises on the ground floor of a detached office unit. The office accommodation boasts the following:

- Cellular Grade A office accommodation;
- Full suspended ceilings with LG7 lighting;
- Full raised access floors;
- Natural lighting by way of double glazed windows;
- Various training rooms;
- Fully fitted canteen with seating;
- WC facilities.

There are 21 car parking spaces available which can be accessed via Prospect Road.

Accommodation:

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th edition) and extend to the following approximate areas:

Description	Sq m	Sq ft
Total:	466.46	5,020

Lease Terms:

Our clients have a lease of the subject which is due to expire on 31/01/2031 with a tenant only break option on 31/01/2025. In the event the break option is not exercised the tenant will benefit from a 6 month rent free period.

Our clients are looking to assign their leasehold interest however consideration will also be given to a shorter term sub-lease.

Rent:

The current rent is £103,760 p.a and a rent review is due in 2025 subject to the greater of OMV or RPI.

Rateable Value:

The subjects are currently entered in the valuation roll with a rateable value of;

£110,000, effective 1 April 2017.

VAT:

All figures quoted are exclusive of VAT.

Energy Performance Certificate (EPC):

Available on request.

Legal Costs:

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing tenant or purchaser will be responsible for any LBTT and Registration Dues, if applicable.

Viewings & Further Information:

To arrange a viewing or for further information, please contact:



Ryden LLP
The Capitol
431 Union Street
Aberdeen
AB11 6DA

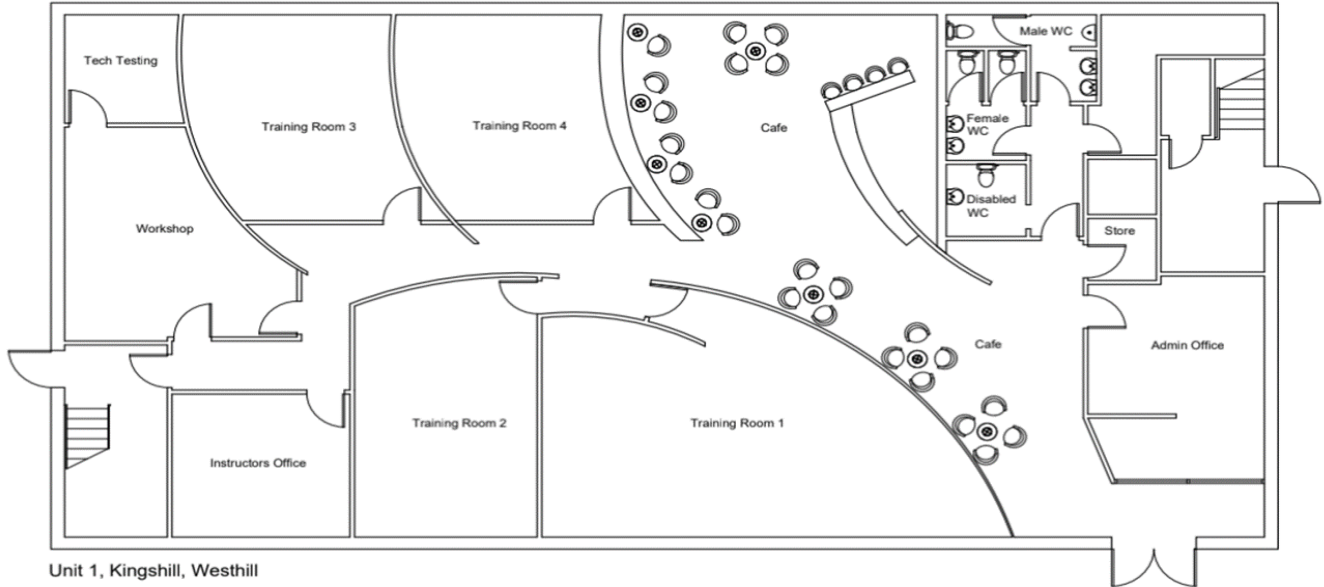
Tel: 01224 588866

Email: Arron Finnie
arron.finnie@ryden.co.uk
+44 7880 716900

Thomas Codona
thomas.codona@ryden.co.uk
+44 7570 382544

Floor Plan:

Ground Floor, Unit 1 Kingshill Park



Internal Photos:



Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.