

# TO LET

## GRADE A OFFICE

### FORTH HOUSE

ENDEAVOUR DRIVE,  
ARNHALL BUSINESS PARK,  
WESTHILL, AB32 6UF



## LOCATION

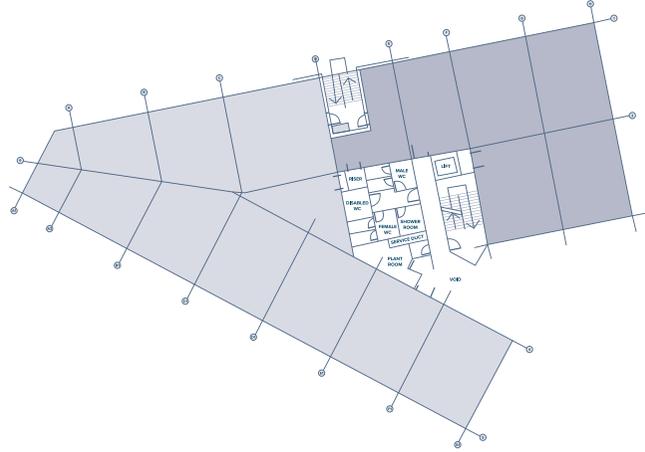
Westhill is situated approximately 6 miles west of Aberdeen City Centre and is widely recognised as a global centre of excellence for subsea engineering. The town has been subject to significant commercial development in recent years and is well served by the recently expanded Westhill Shopping Centre offering excellent amenities.

Forth House is situated within the established Arnhall Business Park where surrounding occupiers include Entier, Costco, Tesco Forum and TETRA Technologies.

## KEY FEATURES

- Detached office building
- 53 car parking spaces / 3 disabled spaces (ratio 1:318 sq ft)
- Open plan Grade A office specification
- Full raised access floors
- Cat 6 Cabling
- Full suspended ceilings with SPL LG7 lighting
- Comfort cooling system
- Flexible floor plates
- 8 person passenger lift

## GROUND FLOOR PLAN

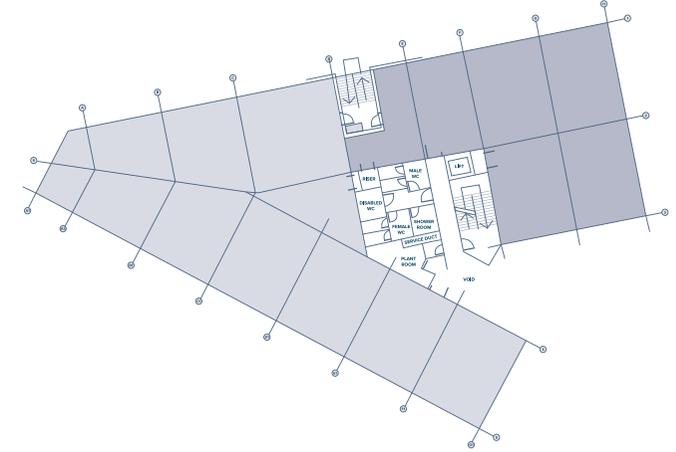


## FLOOR AREAS

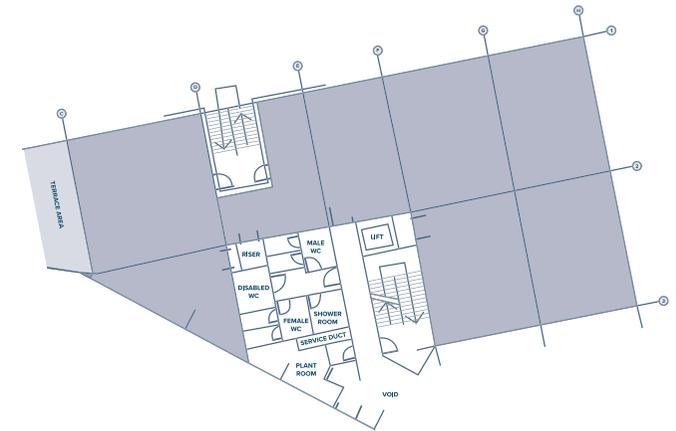
The property provides the following approximate floor areas, measured in accordance with International Property Measurement Standards (IPMS3)

FLOOR	Sq M	Sq Ft
GROUND	662.31	7,129
FIRST	662.31	7,129
SECOND	329.00	3,541
<b>TOTAL</b>	<b>1,653.62</b>	<b>17,799</b>
<b>LIMITED USE</b>	<b>74.80</b>	<b>805</b>

## FIRST FLOOR PLAN



## SECOND FLOOR PLAN





---

## RENT

On Application.

---

## RATEABLE VALUE

The rateable value for the subjects as of 1st April 2017 is:

<b>GROUND</b>	<b>£122,000</b>
<b>FIRST</b>	<b>£122,000</b>
<b>SECOND</b>	<b>£61,500</b>

The Uniform Business Rate for the year 2021/22 is 51.6p for the ground and first floors with 50.3p payable on the second floor if leased as a single floor.

Any ingoing tenant has the right of appeal against the Rateable Value.

---

## EPC

The subjects have an EPC rating of 'B'.

Further information can be provided on request.

---

## SERVICE CHARGE

If the property is to be let in part, any ingoing tenant will be liable for a service charge for the management and upkeep of common areas.

Further details can be provided on request.

## VAT

All prices quoted are exclusive of VAT, which will be applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

Any ingoing tenant will be responsible for payment of any LBTT and registration dues.

## ENTRY

On conclusion of legal missives.

## OFFERS/VIEWINGS

Please contact the joint agents to discuss your interest further or to arrange a viewing.

# Ryden

Arron Finnie  
**Ryden LLP**

E: arron.finnie@ryden.co.uk  
T: 01224 588866

Daniel Stalker  
**Ryden LLP**

E: daniel.stalker@ryden.co.uk  
T: 01224 588866



Graeme Nisbet  
**FG BURNETT**

E. graeme.nisbet@fgburnett.co.uk  
T. 01224 572661

Lisa Cowie  
**FG BURNETT**

E. lisa.cowie@fgburnett.co.uk  
T. 01224 572661



**IMPORTANT NOTE**  
FG BURNETT and Ryden for themselves and for the vendors or lessors of this property, whose agents they are, give 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.  
(iv) All prices, premiums and rents quoted are exclusive of VAT.  
(v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.  
(vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.