



**Fully refurbished 'plug
and play' and 'CAT A'
office suites**

5,672 sqft — 23,290 sqft

Pavilion 3 Aspect 32
Arnhall Business Park
Prospect Road, Westhill
Aberdeenshire, AB32 6FE

A new perspective of possibility



About

Vanta will offer contemporary fully refurbished flexible office space. Confident and modern, it celebrates balance between the industrial and natural vistas.

The fit-out design is pushing the boundaries for modern office workspace offering a mix of working environments within each suite. Specific desk working areas compliment collaboration areas, these zones are highly important in today's evolving working world. While these designs are being completed, there is an opportunity for occupiers to tailor their own design and style.

The aim is to redefine the perception of a traditional business park office by creating a designed, flexible environment that supports a healthy, collaborative, and inspiring way of working. Further information available on request.



Location

Vanta is located in a prime position in Arnhall Business Park in the well established area of Westhill.

Westhill (and specifically Arnhall) is recognised as a global Centre of Excellence in the field of subsea engineering, with many industry leading organisations having a presence in the area.

Situated immediately adjacent to the B9119, Vanta benefits from high prominence and excellent connectivity.

The Aberdeen Western Peripheral Route (AWPR) is less than one mile East and, since its 2019 completion, it has offered much improved travel times from the North and South of the city. Aberdeen City Centre is some 6 miles to the East via the B9119 and A944.

↓ 90 car-parking spaces. 20 car-charging points to be installed













Spec

Vanta is a modern office pavilion over two storeys.

A generous entrance and reception area provides access to both the ground and upper floors. Flexible open plan floor plates with no column interference at first floors. Raised access floors with 175 mm clear void. There are also WC/Shower facilities on each floor, the floors being served by an 8 person passenger lift.

The accommodation will be refurbished to a high specification to include the following:

-  Roof solar panels
-  20 car-charging points
-  New air-con system
-  LED lighting throughout
-  Re-carpeting
-  Full redecoration
-  Fully fitted 'Plug & Play' suites
-  New WC / shower facilities



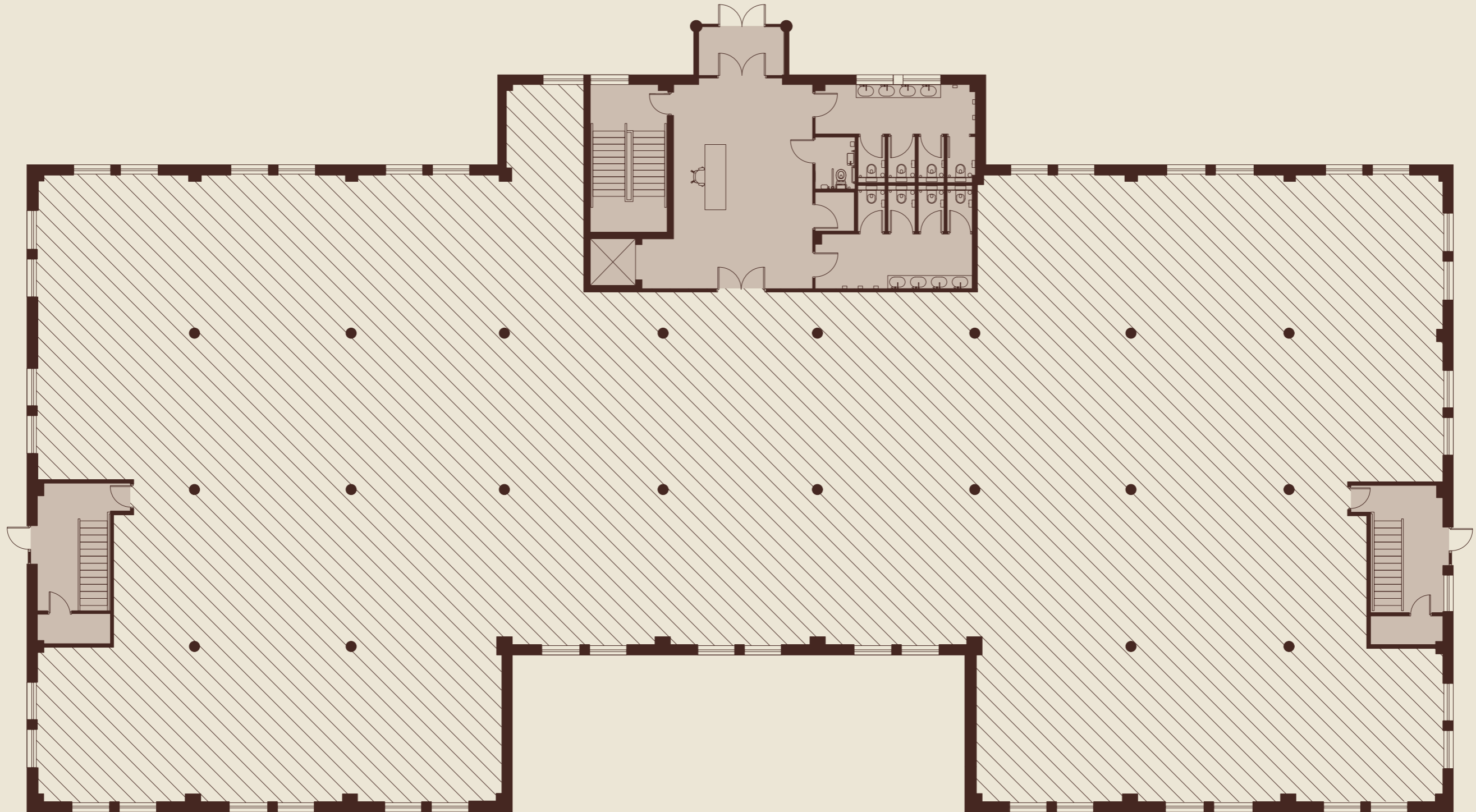
Where outlook
inspires opportunity

Floorplans



Typical full floor

11,645 sqft



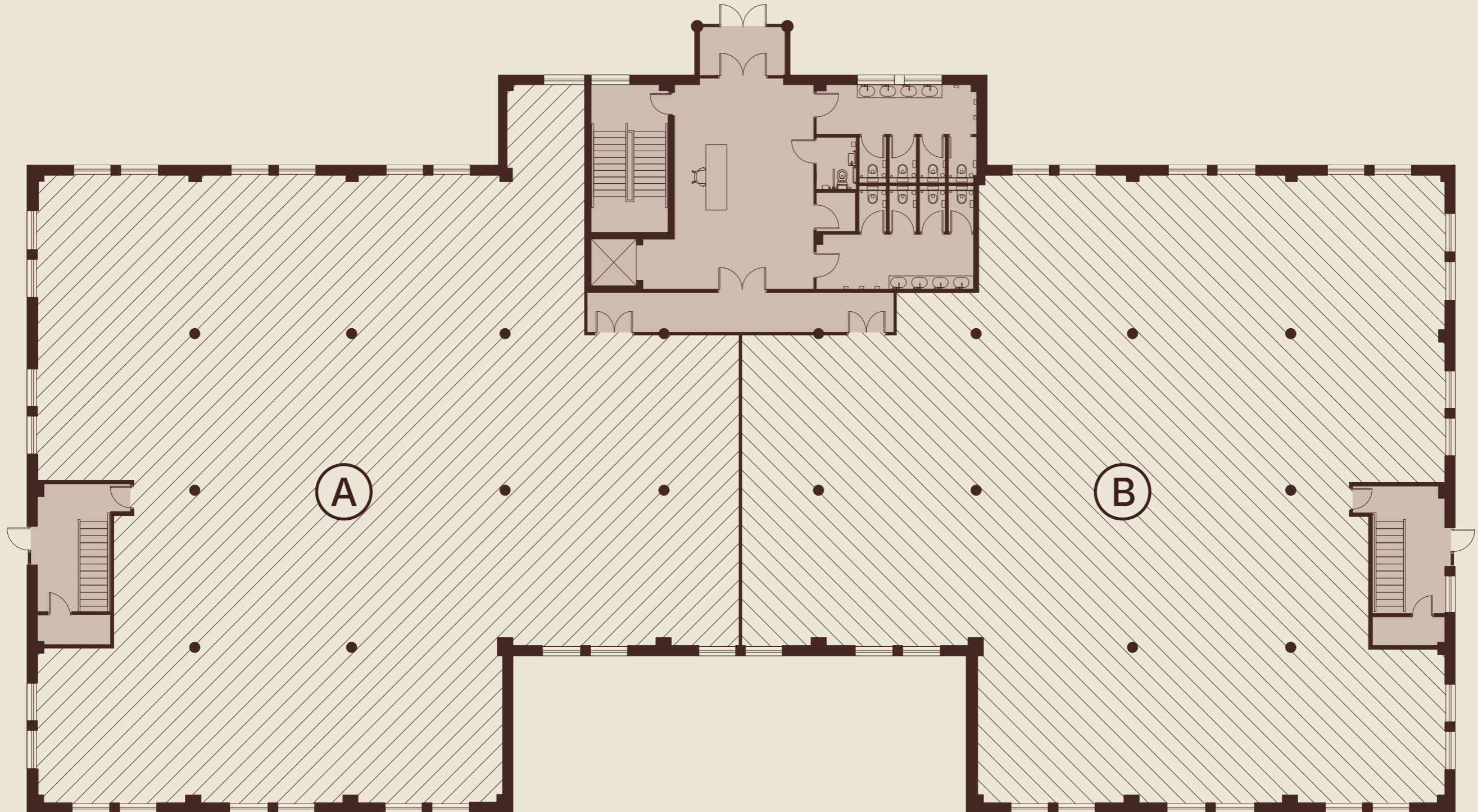
Floorplans



Typical split floor

A: 5,973 sqft

B: 5,672 sqft



Floorplans



Fully fitted split suite

5,973 sqft



Desk spaces: **48**
Reception: **1**
Meeting room: **3**
Zoom room: **4**

Kitchen: **1**
Hot desk zone: **1**
Focus desks: **10**
Breakout space: **3**

The community

Meet your neighbours at Arnhall Business Park.

A Global Underwater Hub
Fyfe Moir
G5 Technologies
VULCAN Completion Products

B BlueSky Business Space
Wilkinson Coutts Engineering Training
Grace Scott Energy Solutions
Proserv
DiveSource
QHSE Aberdeen
Altera Infrastructure
Boskalis Subsea Services

C Cala Homes
Swagelok Training Academy
Noble Drilling
Infinity Energy
Kraken Robotics UK
ESS Support Services

D Marsh Commercial
Storegga

E CHAP Group

F Kongsberg Maritime



Calm spaces, clearer thinking



Key details

Lease/Sale terms

Vanta is available on Full Repairing and Insuring terms and for a negotiable duration. Any medium to long term lease would require to provide for periodic rent review.

Tenure

Heritable title (Scottish equivalent of English Freehold).

Rent/Price

On application. The owner would also be prepared to consider a sale of the building in its entirety.

Entry

Immediate, subject to negotiation and completion of refurbishment.

Legal costs

Each party will be responsible for their own costs incurred in documenting any lease. The tenant will be responsible for LBTT and Registration Dues.

VAT

VAT will be payable in addition to any monies quoted.

AML clause

To satisfy HMRC and RICS guidance, FG Burnett and Knight Frank are required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett and Knight Frank will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Service charge

Should the building be leased to multiple occupiers, then a service charge will be implemented to cover the repair, maintenance and servicing of the internal common areas and external parts of the building. There is a modest development service charge.

EPC

C43. Following refurbishment, it's envisaged that the EPC will increase to an A rating.



Contact

FG Burnett

Graeme Nisbet

MANAGING DIRECTOR

Graeme.Nisbet@fgburnett.co.uk
+44 1224 597 532
07900 205 206

Hollie Stevenson

TRAINEE SURVEYOR

Hollie.Stevenson@fgburnett.co.uk
+44 1224 597 533
07521 428 445



Matthew Park

PARTNER

Matthew.Park@knightfrank.com
+44 1224 415 951
07810 599 964

Lean Barron

SURVEYOR

Lean.Barron@knightfrank.com
+44 1224 415 969
07800 916 216

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