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WEST COAST ESTATES COMPLETES £800,000 REDEVELOPMENT PROJECT

A North-east based property investment and development company has completed an £800,000 redevelopment of a derelict Aberdeen office and warehouse facility.

West Coast Estates completed the project at 7 St Machar Road, after agreeing a 10 year lease for the premises with new tenants, Worldwide Oilfield Machine UK (WOM UK).

And the valve development, repair and manufacturing company has recently moved into the new premises, having been previously based in Bucksburn for more than 15 years.

The facility – which comprises 17,000 sq ft total space – includes 4,000 sq ft of office accommodation and 13,000 sq ft of workshop and yard, and will allow WOM capacity for further expansion.

West Coast Estates carried out an extensive redevelopment of the site, acquired in January 2008, which included a complete refurbishment of the office space, the provision of new roofing and cladding along with the installation of state-of-the-art security facilities. The project involved the inclusion of a number of energy saving concepts and devices.

West Coast Estates contracts manager, Mohammed Javed Akhtar, is pleased with the end result at the site, which has significantly enhanced the value of the property which is being held in the portfolio, and says redeveloping facilities like WOM's new premises will play a major role in the company's growth plans over the next few years, particularly due to the lack of warehouse facilities available in Aberdeen.



He said: "There is a well documented scarcity of high quality and affordable industrial units in the city but there continues to be demand," he said. "Investing in industrial sites in Aberdeen is an area of the business we look forward to building upon during the next year and beyond."

"We are particularly happy with the result of this project as it demonstrates how effective it is to work closely and in consultation with our customers, to ensure all their needs are met. The project also marks one of the first major regeneration projects in the area which is another pleasing aspect."

Bruce Gordon, WOM UK sales manager, said: "We are delighted with our new premises, which are modern, spacious and will provide us with ample space for continued growth, as we plan to expand, for example, the subsea side of our business."

"The transformation made to the building by West Coast Estates is quite something and we look forward to many happy years in our new home."

West Coast Estates commissioned Aberdeenshire-based ACG Contracts Ltd to undertake the redevelopment works at the site, while Knight Frank acted as letting agents.

Neil Young, of Knight Frank, who handled the letting on behalf of West Coast Estates said:

"7 St Machar Road is a good example of the clear benefits of investing in the development and upgrading of commercial property. In an increasingly competitive market landlords are realising that they must be pro-active to attract and retain tenant interest.

"West Coast Estates created a desirable product which made it easy to for us to let and I'm sure that WOM UK will enjoy their new premises."

West Coast Estates, which was set up by Mr Iftikar Mian and his brother Ali in 1991, is currently working on a number of projects, including redeveloping and refurbishing commercial premises throughout the city.

For further information about West Coast Estates, please call 01224 619384 or visit www.westcoastestates.co.uk