

TO LET
OFFICE HEADQUARTERS

**GRAHAM
SIBBALD**



LOIRSTON HOUSE
WELLINGTON ROAD, ABERDEEN AB12 3BH

LOCATION

Prominently located at the junction of Hareness Road and Wellington Road, the main road from Aberdeen City Centre and the Harbour, linking with the A90 trunk road to the South. The property occupies a highly prominent position with frontage to Wellington Road (A956) - a major arterial route into Aberdeen City from the south. Aberdeen harbour is less than 2 miles north and the A90 and the Aberdeen Western Peripheral Route (AWPR) are less than 2 miles to the south.

The site enjoys the benefit of panoramic views over the city and is in close proximity to major occupiers such as Wood, Fedex, Tesla and Aldi.

DESCRIPTION

This property comprises a two-storey building of steel framed construction providing the following specifications:

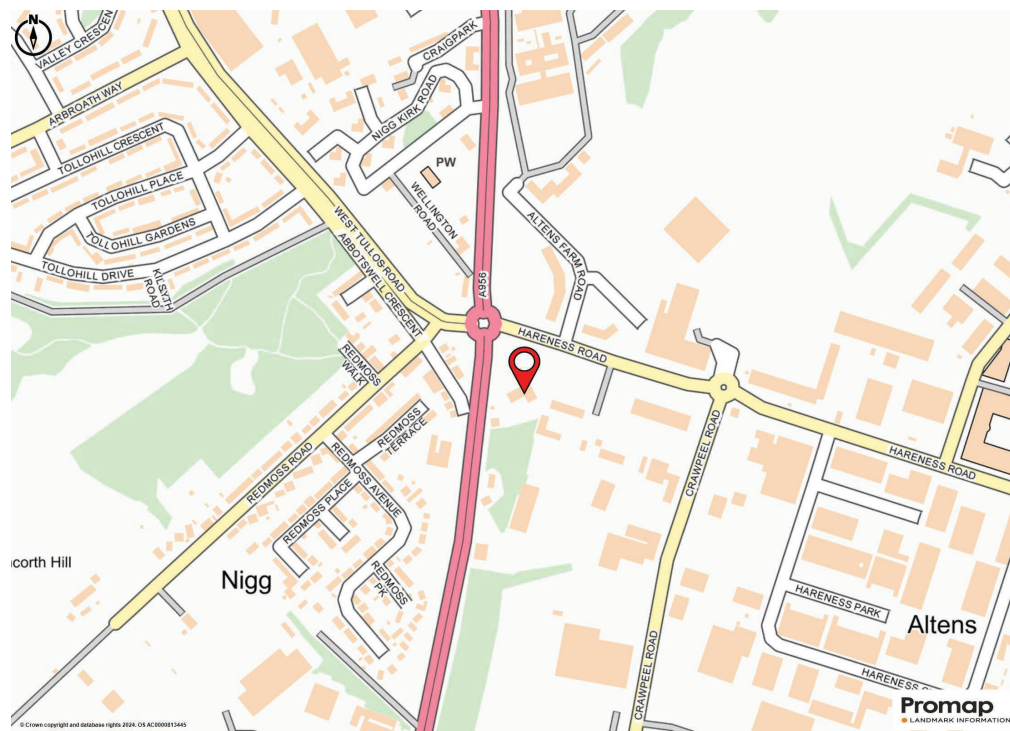
- Entrance hall with fitted reception desk
- Full comfort cooling and heating system
- Flexible open plan layout
- Full access raised floors throughout
- Gas fired radiator central heating system with individual thermostats to central core
- Double glazed tinted windows
- Floor loading - 5 kN/m²
- Male and female toilets on each floor

CAR PARKING

There are 64 exclusive car parking spaces provided which represents approximately one space per 240 sq. ft of net office area.

ACCOMMODATION

The subjects have been measured according to the RICS Code of Measuring Practice (6th edition) and extend to the following net internal areas:



ACCOMMODATION	Sq. m.	Sq. ft.
Ground Floor	534.19	5,750
First Floor	882.57	9,500
Total	1,416.76	15,250

RENT

Upon application.

RATING

The premises are currently entered into the Valuation Roll with a rateable value of £202,000. The Uniform business rate for 2023/2024 is 55.9p in the £.

LEASE TERMS

The property is offered on a new flexible full repairing and insuring lease incorporating rent reviews at appropriate intervals

ENERGY PERFORMANCE CERTIFICATE (EPC):

The property has an EPC rating of E+. Further information available on request.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS:

Each party will be responsible for their own legal expenses incurred in the preparation of the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWING:

All offers should be submitted in writing only to the Sole Letting Agent who will also make arrangements to view.

To arrange a viewing please contact:



Chris Ion

Partner

Chris.ion@g-s.co.uk

07717 425298



Euan Rolland

Surveyor

euan.rolland@g-s.co.uk

07825 875303

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: March 2024