



WELLINGTON HOUSE



KNIGHT PROPERTY GROUP

ALTENS, ABERDEEN, AB12 3JG

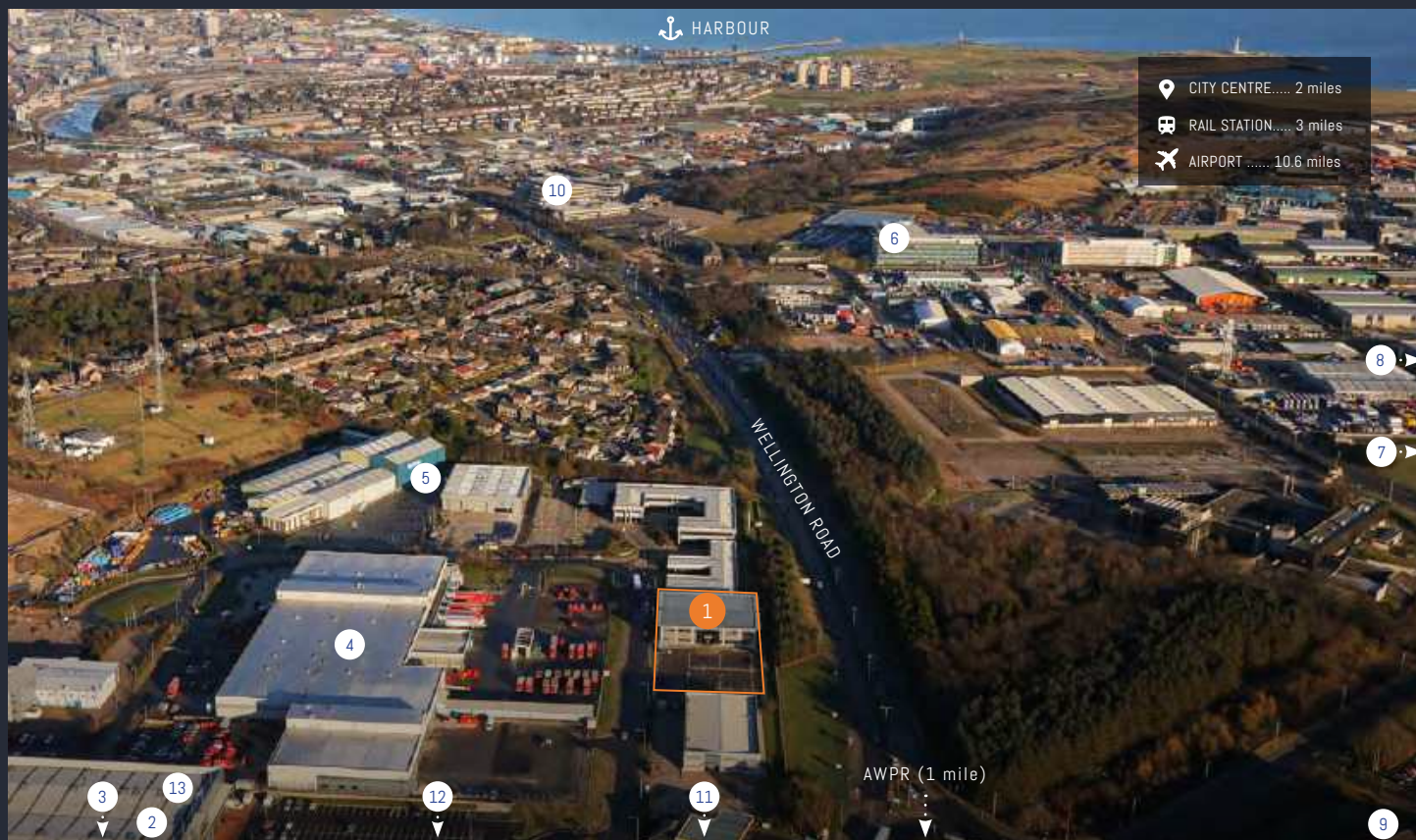


TO LET

OPEN PLAN OFFICE SPACE
1894 SQ.M (20,385 SQ.FT)



WATCH FLYOVER



SURROUNDING OCCUPIERS:

<div>1</div> <div>WELLINGTON HOUSE</div>		
<div>2</div> <div>PUREGYM</div>	<div>3</div> <div>IKEA</div>	<div>4</div> <div>Royal Mail</div>
<div>5</div> <div>FMC</div>	<div>6</div> <div>wood.</div>	<div>7</div> <div>MAERSK OIL</div>
<div>8</div> <div>Weatherford</div>	<div>9</div> <div>THE ABERDEEN ALTENS HOTEL</div>	<div>10</div> <div>Shell</div>
<div>11</div> <div>BURGER KING</div>	<div>12</div> <div>Starbucks</div>	<div>13</div> <div>makro</div>

WELLINGTON HOUSE IS A HIGH QUALITY, HIGH SPECIFICATION OFFICE PAVILION EXTENDING TO 20,385 SQ.FT WITH EXCELLENT CAR PARKING FACILITIES.

The contemporary building is set over two floors and includes a feature reception area. The flexible open plan office space available makes this development a unique opportunity in this desirable commercial location.

LOCATION

Wellington House occupies a highly prominent position on Wellington Circle, 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 forthcoming Aberdeen Western Peripheral Route (AWPR) is less than 1 mile south.

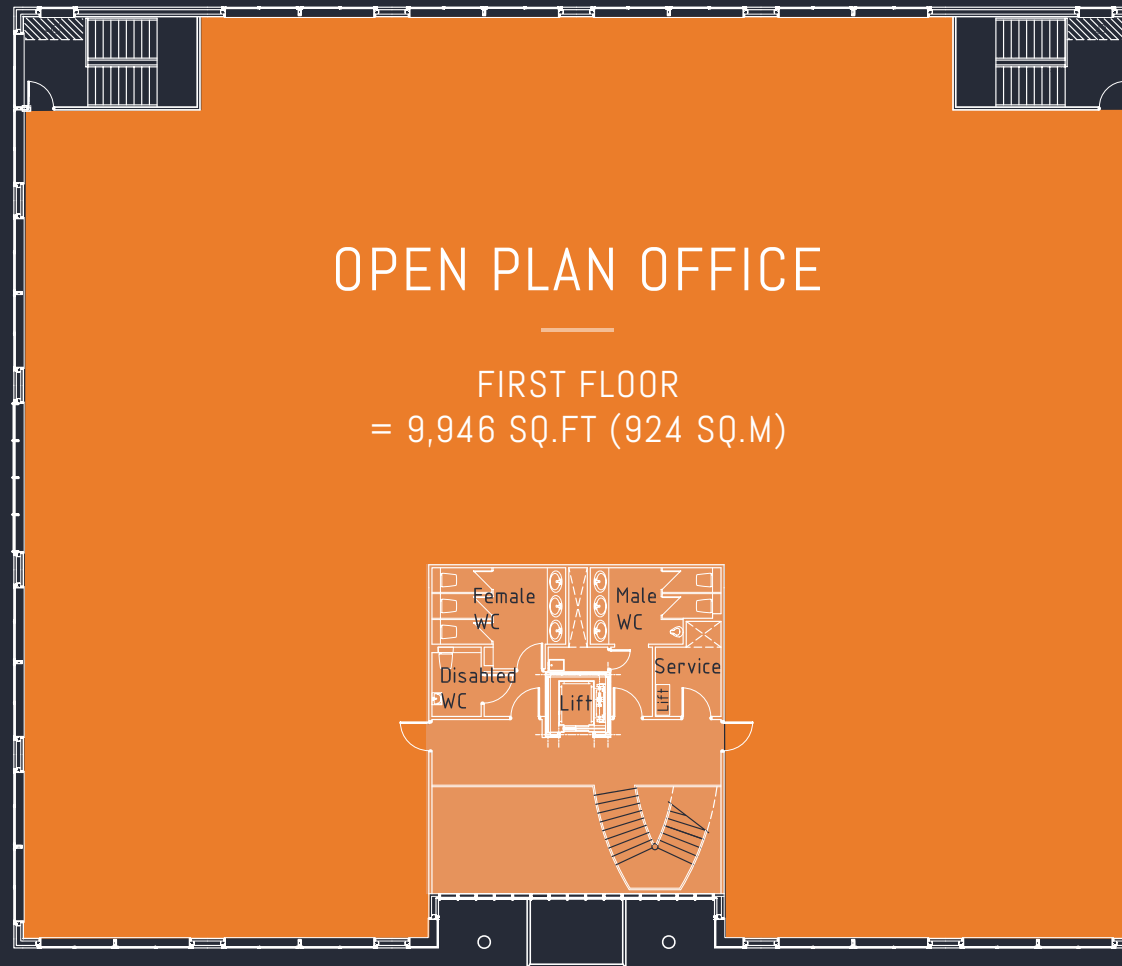
FLOOR PLANS



SPECIFICATION

- Open plan, column free, flexible floorplate
- 3 pipe air condition system
- Category LG3 lighting throughout
- Raised access flooring throughout for occupier's specific power and data distribution
- DDA compliant
- 8 person passenger lift
- Energy efficient low-e glazing
- Security and fire systems
- 71 car parking spaces (*ratio 1:287*)

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LEASE TERMS:

Our Client is seeking to lease the premises for a negotiable duration, a standard full repairing and insuring terms. With flexibility in mind, consideration will be given to split on a floor by floor basis. Any medium to long term commitment will require to incorporate provision for periodic rent reviews.

RENT & ENTRY:

Upon application. Entry available from summer 2018.

VAT:

All prices, rents and premiums quotes are exclusive of any VAT which might be payable.

ENERGY PERFORMANCE CERTIFICATE:

The building has an EPC rating of E+.

To discuss how Knight Property Group can accommodate you at Wellington House, please contact our letting agents:

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