

TO LET

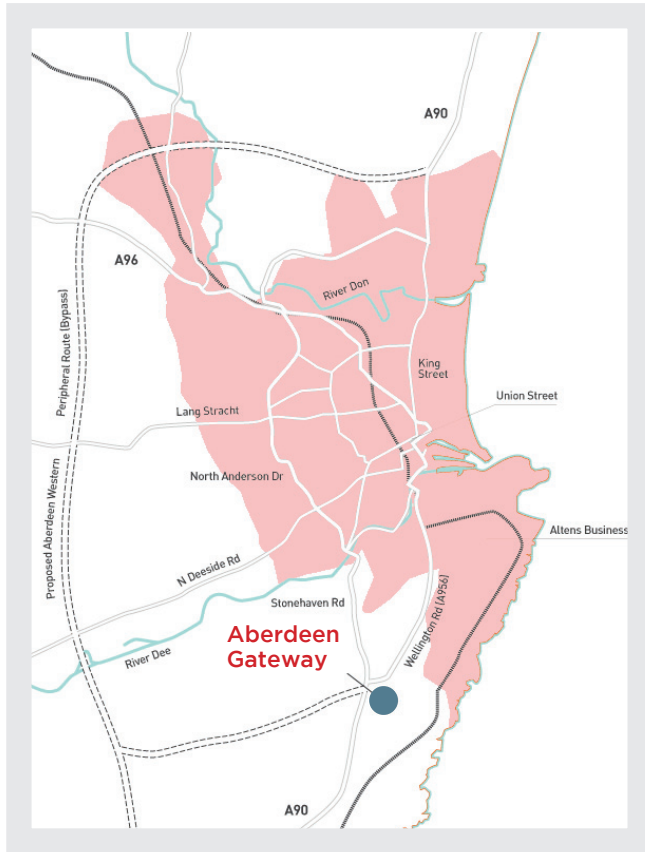


**HIGH QUALITY OFFICE & INDUSTRIAL
HEADQUARTERS FACILITY**

3,881 sq m (41,725 sq ft)

Gateway Drive
Aberdeen Gateway
Aberdeen AB12 3GW

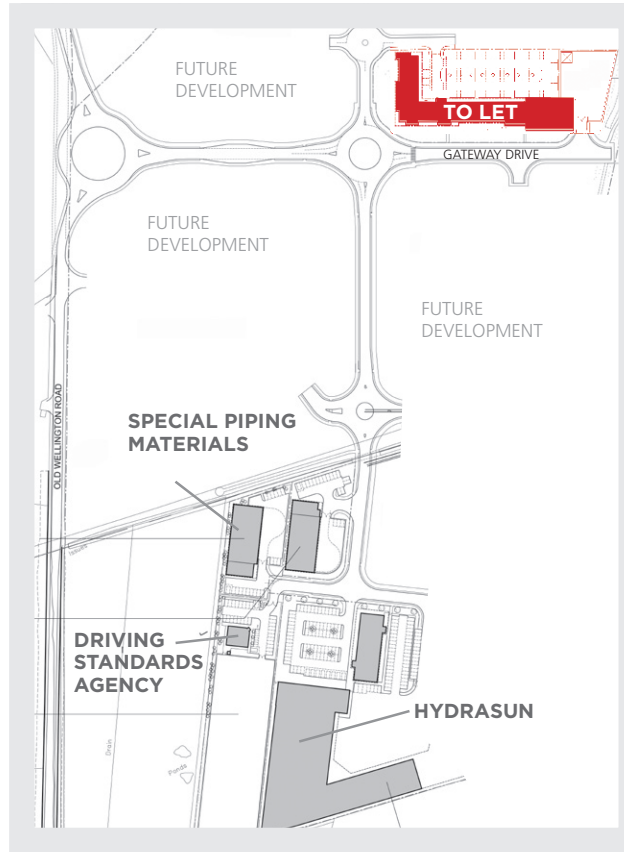
CBRE



LOCATION

Aberdeen is located in the North East of Scotland and is Scotland's third largest city. The city is recognised as Europe's Oil and Gas capital and is the administrative centre of the Aberdeenshire Region located 146 miles north east of Glasgow and 129 miles north of Edinburgh.

The subjects form part of Aberdeen Gateway, a new business/industrial park established in 2008 and located approximately 6 miles to the south of the city centre.



The park extends to 45 acres and enjoys rapid access onto the A90 which carries traffic in a southerly direction toward Dundee and Edinburgh. Altens and East and West Tullis Industrial Estates are located a short distance to the north.

Surrounding occupiers include Hydrasun, Driving Standards Agency and Special Piping Materials.

DESCRIPTION

The subjects comprise a modern, purpose built headquarters office building with associated car parking, workshop and secure yard.

The building is of steel frame construction with insulated composite panelling, having largely been constructed over two storey height, incorporating a single storey workshop/warehouse.

Internally, the office accommodation is arranged over two levels to provide largely cellular accommodation. The specification includes:

- Suspended tile ceilings with recessed modern lighting
- Raised access floors
- Aluminium double glazed windows
- Comfort cooling
- 13 person passenger lift
- Ample staff toilet facilities and amenities at both ground and first floor level
- Floor to ceiling height of 2.7 metres

A small single storey workshop with an internal eaves height of 8.75 metres (28 ft 8) adjoins the office accommodation and is inter-linked at ground floor level. The workshop specification includes solid concrete floor, sodium and fluorescent lighting and gas fired warm air space heating. Vehicle access is provided by an electrically operated up and over vehicle door within the north elevation, leading to a secure concrete yard.



ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following approximate gross internal floor areas derived.

| | sq m | sq ft |
|---------------------|-------|--------|
| Ground Floor Office | 1,595 | 17,168 |
| First Floor Office | 1,586 | 17,072 |
| Sub-Total | 3,181 | 34,240 |
| Workshop | 700 | 7,535 |
| Total | 3,881 | 41,725 |
| Concrete Yard | 1,449 | 10,688 |

PARKING

111 dedicated car parking spaces are provided.

LEASE TERMS

Our clients lease the accommodation on Full Repairing and Insuring terms until 1st November 2029 at a passing rental of £769,400 per annum, exclusive of V.A.T.

The lease is subject to five yearly reviews to 2.75% per annum compounded annually, with the first review set for 1st November 2014.

Our clients are seeking to assign their leasehold interest in the subjects.

RATING

We understand that the subjects are listed in the current Valuation Roll, as follows:
NAV/RV - £645,000

V.A.T.

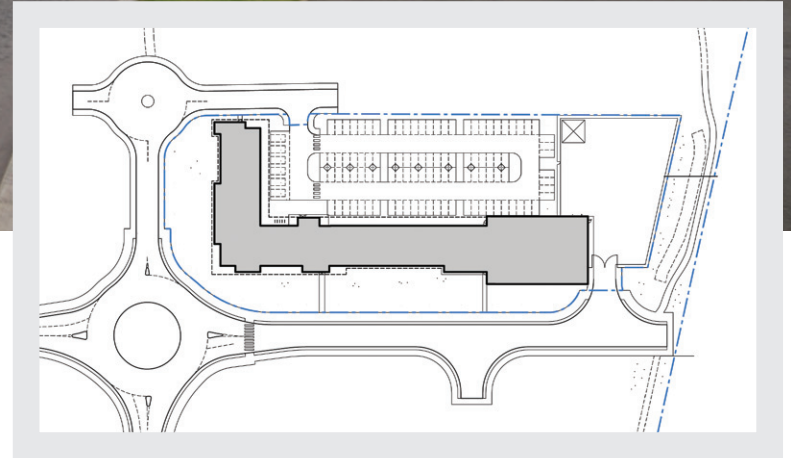
Unless otherwise stated, all prices, premiums and rents quoted are exclusive of V.A.T.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction, although in the normal manner the ingoing tenant will be responsible for all landlord's costs, Stamp Duty Land Tax, Registration Dues and any V.A.T incurred thereon.

DATE OF ENTRY

By agreement and subject to the landlord's consent.



OFFERS AND VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view:



No 1 St Swithin Row
Aberdeen
AB10 6DL

Derren McRae
Email > derren.mcrae@cbre.com

Iain Landsman
Email > iain.landsman@cbre.com

DISCLAIMER: CBRE

CBRE on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CBRE has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. September 2012.