



# WELLINGTON HOUSE

ALTENS, ABERDEEN, AB12 3JG



**TO LET**

OPEN-PLAN OFFICE SPACE

FROM 4,037 SQ.FT - 20,393 SQ.FT



KNIGHT PROPERTY GROUP



AWPR

A90



BUS STOP

**W** WELLINGTON  
HOUSE

# Welcome to Wellington House

WELLINGTON HOUSE IS A HIGH QUALITY,  
HIGH SPECIFICATION OFFICE PAVILION EXTENDING TO  
20,393 SQ.FT WITH EXCELLENT CAR PARKING FACILITIES.

EACH FLOOR CAPABLE OF SUB-DIVISION TO ACCOMMODATE  
BESPOKE FLOOR PLATES.

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.



10 MIN FROM ABERDEEN  
INTERNATIONAL AIRPORT



EXCELLENT TRANSPORT LINKS  
VIA AWPR BOTH NORTH & SOUTH



HOTEL ACCOMMODATION  
ADJACENT TO MAIN ROAD



EXCELLENT PUBLIC TRANSPORT  
LINKS TO CITY CENTRE



PART NETWORKED  
CABLING INFRASTRUCTURE

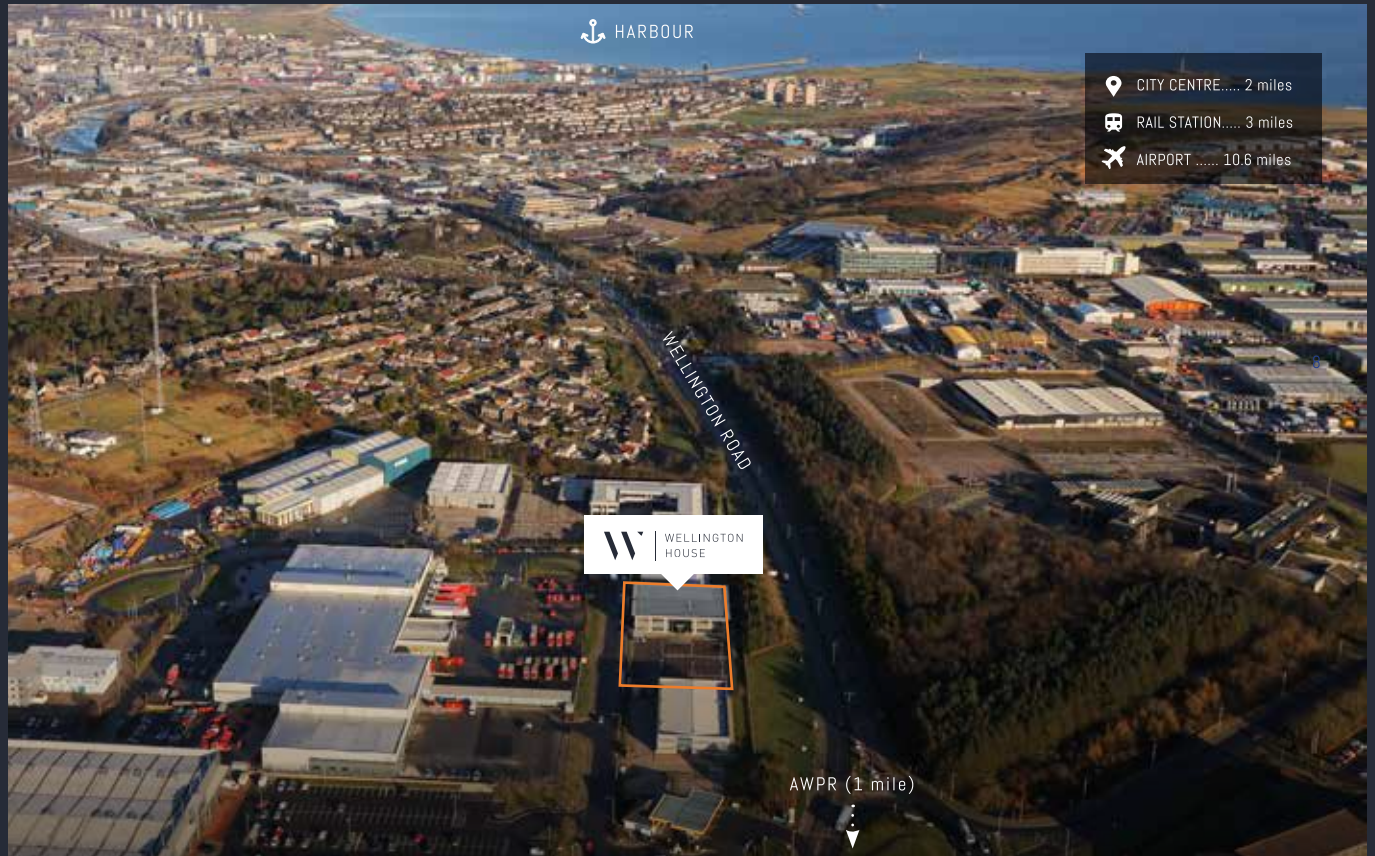


71 CAR PARKING SPACES  
(RATIO 1:287)

# Surrounding Occupiers & Amenities

## 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.



## SURROUNDING OCCUPIERS

- WOOD
- FMC
- Maersk Oil
- Shell
- Weatherford

## AMENITIES

- Ikea
- Royal Mail
- Makro
- Pure Gym
- Starbucks
- Burger King
- Aberdeen Altens Hotel





# Take a look around...

## SPECIFICATION

- Open-plan, column free, flexible floor plate
- 3 pipe air conditioning system
- LED 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
- Energy efficient sensor taps
- 71 car parking spaces (ratio 1:287)

# Your space, your way...

## INDICATIVE FLOOR PLATE

### GROUND FLOOR

920.69 SQ.M (9,910 SQ.FT)

### RECEPTION

49.55 SQ.M (533 SQ.FT)

### TOTAL BUILDING SIZE

1,892.74 SQ.M (20,393 SQ.FT)





## POTENTIAL EXPANSION

### FULL FIRST FLOOR

922.50 SQ.M (9,930 SQ.FT)

### HALF FIRST FLOOR

461.25 SQ.M (4,965 SQ.FT)

### FLOOR PLATE OPTIONS FROM

4,037 SQ.FT - 9,930 SQ.FT



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[www.knightpg.co.uk](http://www.knightpg.co.uk)

**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**

Upon application.

**ENTRY:**

Available now.

**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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