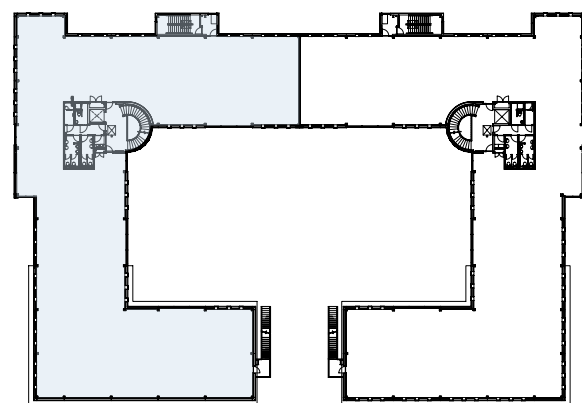
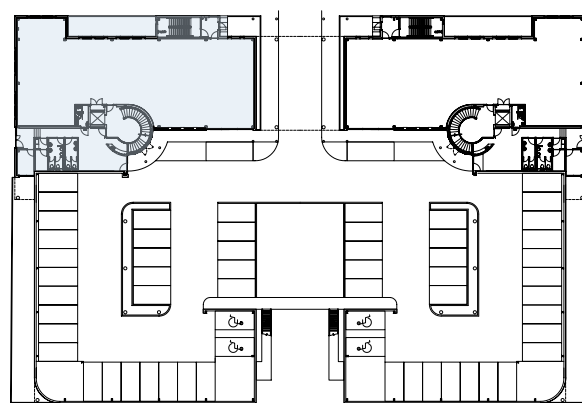


2nd Floor Suites 7: 579.3 sq.m. (6,236 sq.ft)



First Floor Suites 3 & 4: 952.8 sq.m. (10,256 sq.ft)



Ground Floor Suite 1: 327.9 sq.m. (3,530 sq.ft)

Plans showing open plan configuration. First floor suites capable of subdivision.



FG Burnett
33 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 572661
www.fgburnett.co.uk



Young & Co
1 Queen's Lane South
Aberdeen
AB10 6XW

Tel: 01224 322399
www.young-co.com

To Let



High Quality Open Plan Office Accommodation

Admiral Court, Poynerook Road, Aberdeen

From 327.9 sq.m. (3,530 sq.ft.) To 1,885.1 sq.m. (20,292 sq.ft.)



Accommodation

The available suites have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal floor areas derived:-

Ground Floor Suite 1:	327.9 sq.m.	(3,530 sq.ft.)
First Floor Suites 3 & 4:	952.8 sq.m.	(10,256 sq.ft.)
2nd Floor Suites 7:	579.3 sq.m.	(6,236 sq.ft.)
Total Offices:	1,860.0 sq.m.	(20,022 sq.ft.)
Reception:	25.1 sq.m.	(270 sq.ft.)
Total:	1,885.1 sq.m.	(20,292 sq.ft.)

The first floor can however be split into two suites of approx 520.3 sq. m. (5,600 sq. ft.) & 432.0 sq.m. (4,656 sq. ft.)

Rateable Value

The suites are currently contained in the valuation roll as one entry with a Rateable Value of £286,000. An incoming tenant will have the ability to appeal the Rateable Value. Suites will require to be reassessed if let individually or in combination.

VAT

VAT will be payable in addition to all monies due under the lease at the standard rate.



Location

Admiral Court is strategically and prominently positioned in the North Dee Business Quarter just off North Esplanade West, with a principal access from Poynerook Road. The property is in close proximity to the Union Square shopping centre development thereby providing excellent amenity for staff. The property provides excellent access to the inner ring road - North Esplanade West which links into the main trunk road network and is also within walking distance of Union Street and the Bus and Rail Stations. The exact location of the premises is shown on the above photograph which has been provided for indicative purposes only.

Description

Admiral Court was constructed in 2006 and comprises approximately 40,000 sq.ft. of open plan office accommodation around an inner courtyard. The development is capable of being separated into 8 individual suites.

The available accommodation is located within the west wing of the building and benefits from:

- Dedicated exclusive entrance/reception area if all suites are leased together;
- Highly flexible open plan accommodation;
- Comfort cooling system;
- Full accessed raised flooring providing 150 mm clear void;
- Suspended ceilings throughout with integral fluorescent lighting;
- High speed passenger lifts;
- Feature glazed circular access towers with curved staircases;
- Parking for 49 vehicles (1:414 sq.ft.). Parking will be distributed on a pro rata basis should the accommodation be let in individual suites or combinations thereof.



Energy

The building achieves an EPC rating of E

Rent

The rent sought will be dependent on length of lease and covenant strength.

Lease Terms

The accommodation is available in whole or in part for a negotiable term on a standard full repairing and insuring basis, governed by a service charge covering repair and maintenance of common parts.

Legal Costs

Each party will be responsible for their own legal costs arising from the transaction. The incoming tenant will be responsible for Stamp Duty Land Tax and Registration Dues as appropriate.

Entry

Immediately upon conclusion of legal missives.

Viewing & Offers

Strictly by arrangement with the joint letting agents to whom all offers should be submitted in Scottish Legal Form.