



RIVERSIDE HOUSE

Landmark office HQ

Attractive strategic location

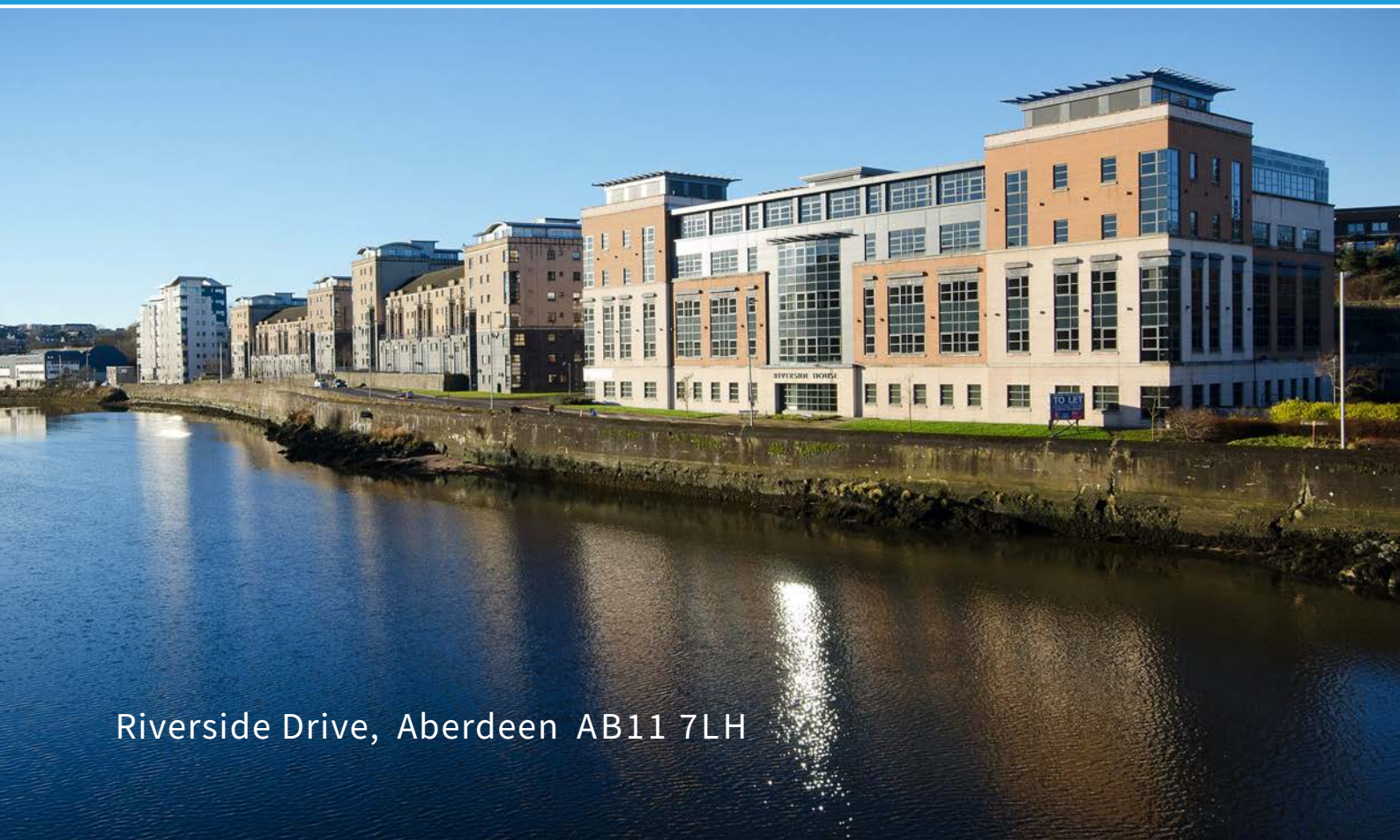
Flexible open plan floor plates

Generous car parking ratio

TO LET: IMPRESSIVE GRADE A OFFICE HQ

Available as a whole or individual suites from:

465 sq.m - 5,073 sq.m (5,000 sq.ft - 54,606 sq.ft) approx.



Riverside Drive, Aberdeen AB11 7LH

- 1 RIVERSIDE HOUSE
- 2 M&S SIMPLY FOOD
- 3 ENGIE
- 4 FOOD STANDARDS AGENCY
- 5 PD&MS
- 6 PETROFAC
- 7 ENQUEST
- 8 UNION SQUARE
- 9 BUS STATION
- 10 RAIL STATION



RIVERSIDE HOUSE



LOCATION

Riverside House occupies a prominent position on the North side of Riverside Drive on the A945, at the western edge of the expanding Riverside Business Quarter to the South of Aberdeen City Centre. The North Dee Business Quarter (NDBQ) is expanding westwards towards Riverside House, along North Esplanade West (A956). The subjects are in close proximity to Aberdeen's busy harbour area and are within walking distance from Union Square, a major retail and leisure development.

The property is well served by transport links via road, rail and bus, with Aberdeen's train and bus stations being within a 5 minute walk. Surrounding occupiers include EnQuest, PD&MS Energy, Food Standards Agency and Engie.

DESCRIPTION

Riverside House comprises a five storey multi-occupied office building, with overall footplates set in an 'E' shaped configuration. On site car parking is available to the rear of the property accessed from Level Two. Level Two also serves as the main office entrance and reception area. Another pedestrian access point is provided to the rear of Level One which also provides additional undercroft car parking.

SPECIFICATION

- Raised access floors
- Comfort cooling throughout
- Floor to ceiling height of 2.7m
- Suspended ceilings incorporating Cat 2 light fittings
- 2 x 10 person high speed passenger lifts
- High quality male, female and disabled toilets
- Male and female shower facilities
- Car parking ratio of 1:350 sq.ft



ACCOMMODATION

All floors are open plan to provide the occupier with optimum flexibility. In addition, each floor is capable of sub-division into two separate self-contained wings by virtue of the central core, which incorporates the lifts and welfare space.

The undernoted space plan shows an indicative layout, however we would be delighted to discuss your specific requirements in greater detail, in order to provide a bespoke layout for your organisation.

OPEN PLAN LAYOUT:

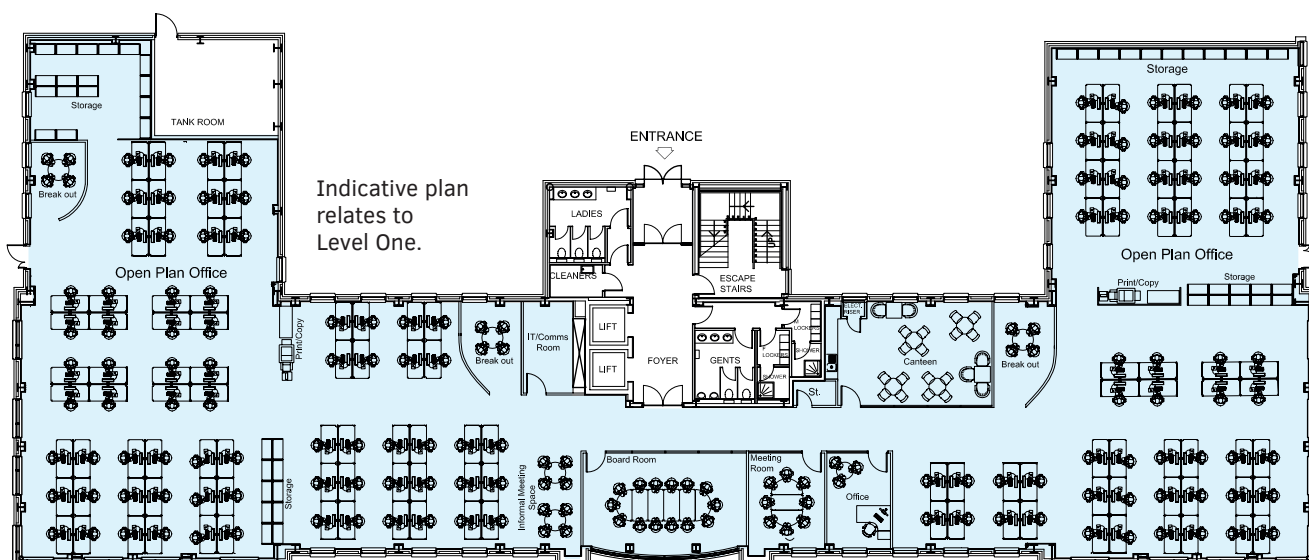
Open Plan Workstations	130
Cellular Offices	01
Receptionists	02
Total Head Count	133
IPR Per Person	7m ²

FLOOR AREAS

	sq.m	limited use (sq.m)**	sq.ft	limited use (sq.ft)**	car parking
Level One*	971.1	13.3	10,453	143	29
Level Two***	998.6	21.3	10,749	229	29
Level Three	1,022.5	22.7	11,006	245	30
Level Four	1,039.3	22.8	11,187	245	31
Level Five	1,041.6	19.8	11,211	213	31
Total	5,073	99.9	54,606	1,076	150

*Level One can be split into two self-contained suites of 4,858 sq.ft and 5,056 sq.ft respectively. **Limited use areas are included within the main areas for each level and the Total area. ***Level Two is the subject of a short term lease.

The above approximate floor areas have been calculated in accordance with the International Property Measurement Standards (IPMS) 3.





CAR PARKING

An excellent provision of 150 on-site car parking spaces are available with the building/pro-rata with the floor space occupied.

RATEABLE VALUE

The rateable value will require to be assessed on entry. An estimate can be made available upon request.

LEASE TERMS

Flexible lease available, on full repairing and insuring terms. Any medium/long term lease will incorporate periodic rent reviews.

RENT

An attractive rental package is offered. Details upon request.

SERVICE CHARGE

Full details of service charge are available upon application.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of "E".

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant/s will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

VAT

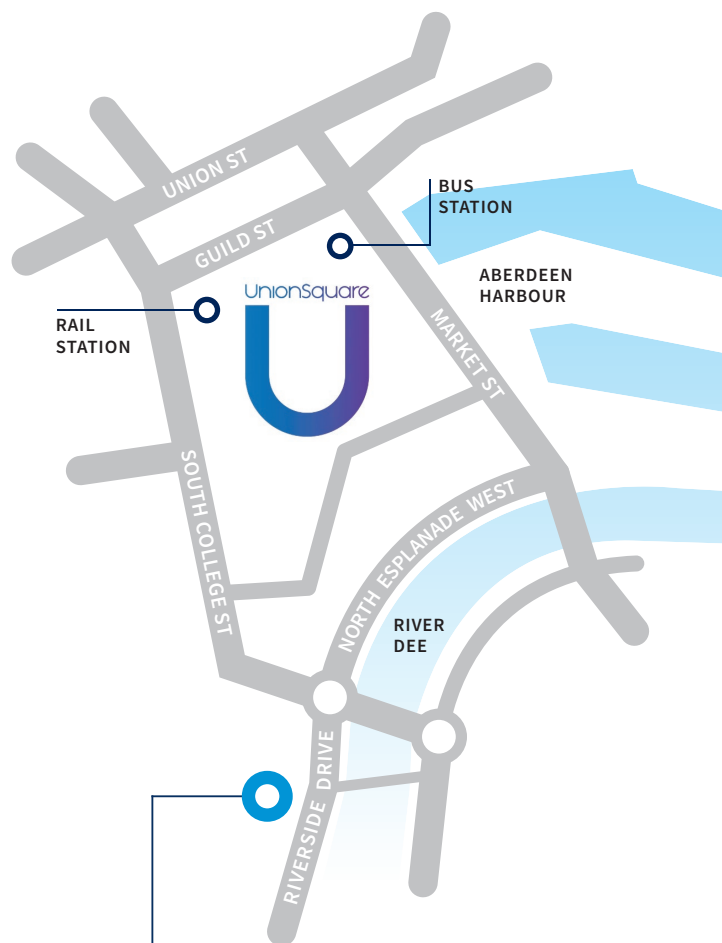
All prices quoted in the Schedule are exclusive of VAT.

ENTRY

Upon conclusion of legalities.

VIEWINGS AND OFFERS

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in the Scottish Legal Form.



RIVERSIDE HOUSE

Riverside Drive, Aberdeen AB11 7LH

For further information please contact the joint letting agents.



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