
Freedom House.

To Let

Grade A Open Plan Offices

North Dee Business Quarter,
Old Ford Road,
Aberdeen, AB11 5RJ

6,238 – 31,094 sq ft

Up to 52 car spaces
(1: 598 sq ft)

www.aberdeenofficeportfolio.com





Main Reception

Break Out Area



Office Floor



Freedom
House.

LOCATION

Freedom House is strategically located on a prominent position fronting North Esplanade West in central Aberdeen. The immediate area is fast transforming into a key business district sitting adjacent to Aberdeen's main shopping centre, Union Square, and beside Aberdeen's main railway station. Surrounding occupiers include GDF Suez, EnQuest, Petrofac and The Food Standards Agency.

Walking Distances:

- Union Square – 4 minutes
- Aberdeen Railway Station – 5 minutes
- Multi-storey car park – 4 minutes
- Union Street – 10 minutes

Freedom House.



DESCRIPTION

Completed in August 2009, Freedom House was designed to the highest specification providing Grade A office accommodation on four levels with a striking semi-circular tower. The south facing building overlooks the River Dee and benefits from superb views over the city and Harbour area.



Meeting Room



Stairwell



Lift Lobby



Office

Specification

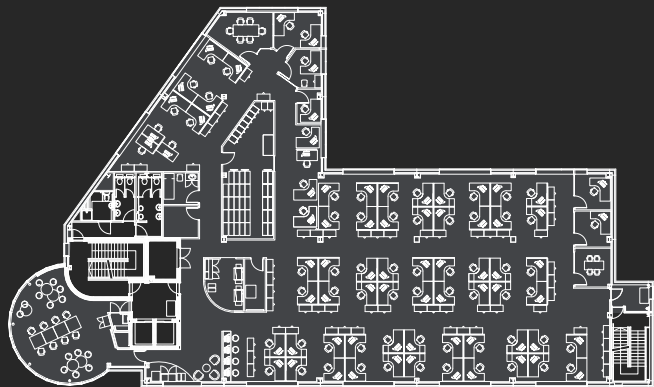
- Metal raised access floors
- VRV air conditioning
- Full suspended ceiling incorporating VDU compatible lighting
- Minimum clear floor to ceiling height of approximately 2.7m
- Full lift access
- Male, female and disabled toilets on all floors
- BREEAM Rating of "Very Good"
- Design occupancy 1 person per 10 sq.m.

ACCOMMODATION

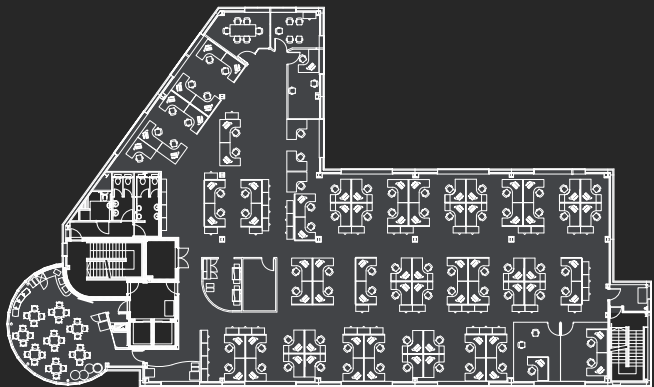
In accordance with the RICS Code of Measuring Practice (6th Edition) the building has the following approximate net internal area:

Floor	sq m	sq ft
4th Floor	580	6,238
3rd Floor	756	8,136
2nd Floor	758	8,157
1st Floor	746	8,029
Ground Floor	50	534
TOTAL	2,890	31,094

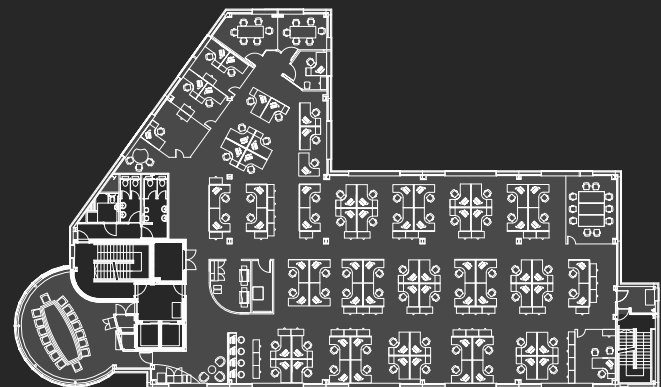
First Floor



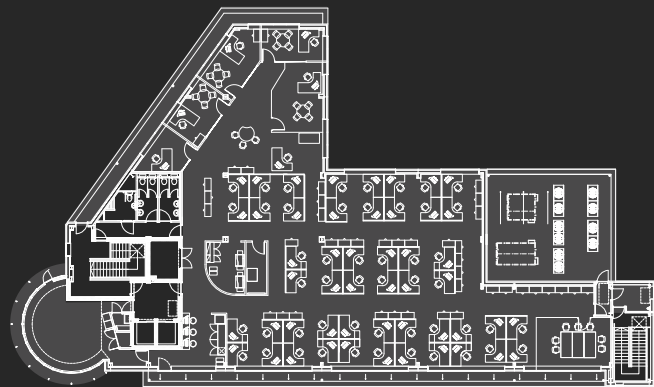
Second Floor



Third Floor



Fourth Floor



CAR PARKING

A total of 52 car spaces are provided in a secure undercroft car park. This equates to a ratio of 1 space per 598 sq.ft. (56 sq.m.)

RATEABLE VALUE

Freedom House has a Rateable Value of RV: £530,000. The current commercial rate poundage for 2014/2015 equates to 48.2p.

EPC

The building has an Energy Performance Rating of B (45).

LEASE TERMS

The building is held on a Full Repairing & Insuring (FRI) lease until 26th August 2019. Consideration will be given to short term sub-lettings of the whole and in part, alternatively a new lease could be granted for a longer period subject to agreement from the Landlord. Further information on quoting rents are available from the sole letting agent.



Meeting Room



Informal Meeting Area



Boardroom

VIEWING & FURTHER INFORMATION

Further information and viewing arrangements can be obtained by contacting the sole letting agents.



craig.watson@eu.jll.com
0131 301 6711

ben.reed@eu.jll.com
0131 301 6712

www.aberdeenofficeportfolio.com



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