

FOR SALE / TO LET

Refurbished Open Plan Office Accommodation with Generous Car Parking

**Trafalgar House 1 & 2, Hareness Road,
Altens, Aberdeen, AB12 3LE**

- ◆ 3,266 sq. m (35,155 sq. ft) - 8,814 sq. m (94,878 sq. ft)



01224 644272

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4 Albert Street, Aberdeen AB25 1XQ

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Location

Trafalgar House 1 & 2 are prominently positioned on Hareness Road near the main access route in to Altens at the junction with Wellington Road (A956).

Altens, one of Aberdeen's most popular out of town business locations, is situated approximately two miles south of the city centre. Wellington Road is part of the city's main arterial road network providing excellent connectivity in to the city and to the north and south via the Aberdeen Western Peripheral Route which is located one mile south.

Occupiers within the vicinity include Wood, Can (Offshore) Ltd and Weatherford, Swire, Shell, Balmoral Group, IKEA, Royal Mail, Starbucks and PureGym.

The precise position is shown on the plan.

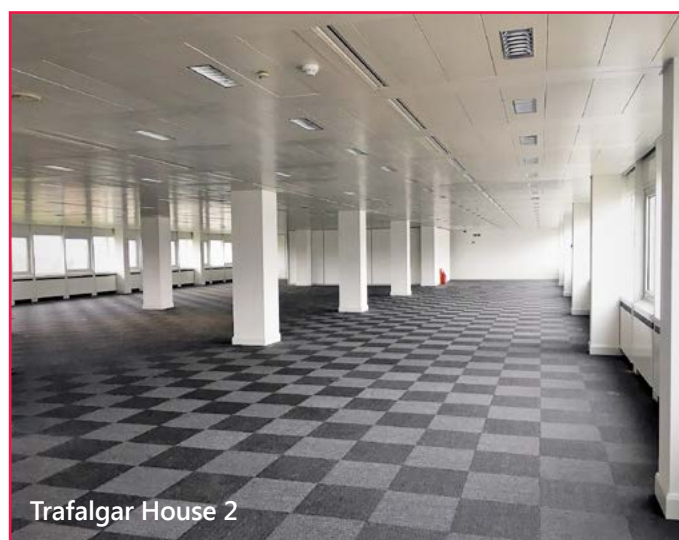


Description

The subjects comprise an interconnected four storey, recently refurbished office building with stunning panoramic views of the city from its elevated situation.

The specification includes:

- Open plan floorplates
- Spacious and welcoming reception
- Suspended ceilings incorporating modern lighting
- VRV heating / cooling system
- Passenger lifts serving all floors
- 433 car parking spaces providing an excellent car parking ratio of 1:220 sq ft



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Floor Area

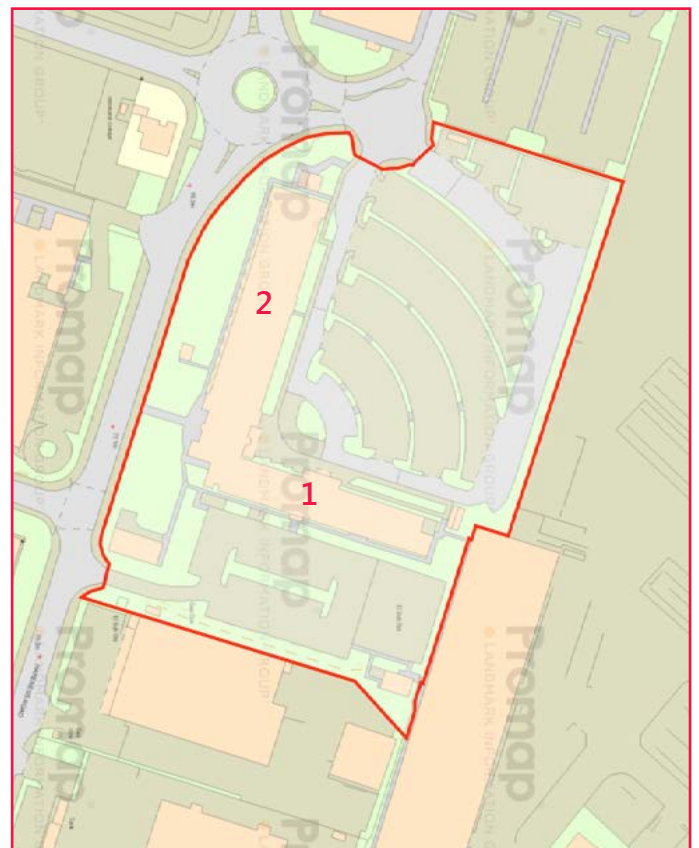
Approximate floor areas, measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Trafalgar House 1

Description	sq.m	sq.ft.
Ground Floor	854	9,193
First Floor	804	8,654
Second Floor	804	8,654
Third Floor	804	8,654
Sub-Total	3,266	35,155

Trafalgar House 2

Description	sq.m	sq.ft.
Ground Floor Reception	114.50	1,233
Ground Floor	1,329.60	14,312
First Floor	1,362.20	14,663
Second Floor	1,360.80	14,647
Third Floor	1,381.30	14,868
Sub-Total	5,548.40	59,723
Total	8,814	94,878



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Redevelopment Opportunity

The subjects sit on a site extending to c. 5.9 acres in total.

There is also potential to purchase our client's heritable (Scottish equivalent of English Freehold) interest for redevelopment, subject to planning.

Further information can be provided on request.

Price

£1,650,000.

Lease

Alternatively, our client is seeking to lease the accommodation, either as a whole or in part, on flexible terms for a period to be agreed on a full repairing and insuring basis.

Rent

On application

Rateable Value

An ingoing occupier will be responsible for business rates in relation to the accommodation occupied. An estimate can be made available upon request.

Service Charge

If multi-let, there will be a service charge payable by all occupiers to cover common internal and external repairs, maintenance and servicing of the building.

Energy Performance Certificate

The subjects have an EPC Rating of "D". Full documentation is available upon request.

Entry

On conclusion of legal missives.

Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The purchaser or ingoing tenant will be responsible for any Land and Building Transaction Tax and registration dues, if applicable.

VAT

All figures quoted are exclusive of VAT.

Viewing and Offers

For further information or viewing arrangements please contact the joint marketing agents to whom all formal offers should be submitted in the Scottish Legal Form.

Contacts

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Important Notice

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