

Lot 22, Waterloo Quay, Aberdeen, Scotland AB11 5BS

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



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Property Information

Heritable Business Centre Investment

- Harbourside Five Building Complex with Extensive Car Parking
- Close to City Centre, Union Square Shopping Centre and Railway and Bus Stations
- Redevelopment Opportunities (Subject to Planning)
- Active Asset Management Opportunities through letting vacant space
- Neighbouring occupiers include Trubhor Engineering, Halliburton and City Electrical Factors, together with a mix of office, workshop and café occupiers

Lot

22

Auction

2nd November 2023

Rent

£443,528 per Annum
(Gross)

Sector

Office

Status

Available

On Behalf of Administrators

Auction Venue

Live Streamed Auction

Location

Miles

67 miles north-east of Dundee

Roads

A90, A96

Rail

Aberdeen Railway Station (Mainline and Scotrail) (0.5 miles west)

Air

Aberdeen International Airport (6.5 miles west)

Situation

The property is situated on the north side of Waterloo Quay, close to its junction with Commerce Street, opposite Aberdeen Harbour. It has good accessibility with direct access onto the A956, which in turn provides access to A92 South and A96. Waterloo Quay is within a 15 minute walk of Aberdeen City Centre bus and rail stations with Beach Boulevard Retail Park in close proximity, to the north.

Tenure

Heritable. Scottish Equivalent of English Freehold. The Church Street surface car park is held Long Leasehold.

Description

Waterloo Quay comprises a series of former harbourside warehouse buildings that have been redeveloped to form office, storage, light industrial and leisure space (gym/squash courts). Waterloo Quay comprises Provender, Nautilus, Ocean Spirit and Voyager Houses and The Courtyard. The majority of the accommodation fronts onto Aberdeen Harbour and is let to a variety of occupiers in sectors including energy, healthcare and training with a total approximate floor area of 6,946.29 sq. m. (74,888 sq. ft.). There are extensive car parking facilities at Lime Street Multi-Storey car park and at Church Street (held long leasehold) which are included within the demise.

The property is let to numerous tenants and a full tenancy schedule is available within the legal pack.

In addition, there are currently vacant areas within the property providing opportunities to increase future rental income.

VAT

VAT is applicable to this lot.

Note

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Tenancy & Accommodation

Address	Total Approximate Floor Area sq. m.	Total Approximate Floor Area sq. ft.
Voyager House	884.62	(9,522)
Nautilus House	1,422.30	(15,428)
Courtyard	1,567.73	(16,875)
Ocean Spirit House	1,639.36	(17,646)
Provender House	1,432.28	(15,417)
Total	6,946.29	(74,888)

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Contacts

Acuitus

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Seller's Solicitors

TLT LLP
41 W Campbell St
Glasgow
G2 6SE

Brian Armour
+44 (0) 7909934162
brian.armour@tlt.com

Associate Auctioneers



CBRE Limited
Marischal Square, Broad Street
Aberdeen
AB10 1BL

Derren McRae
+44 (0) 1224 219 000
07515 069 600
derren.mcrae@cbre.com

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