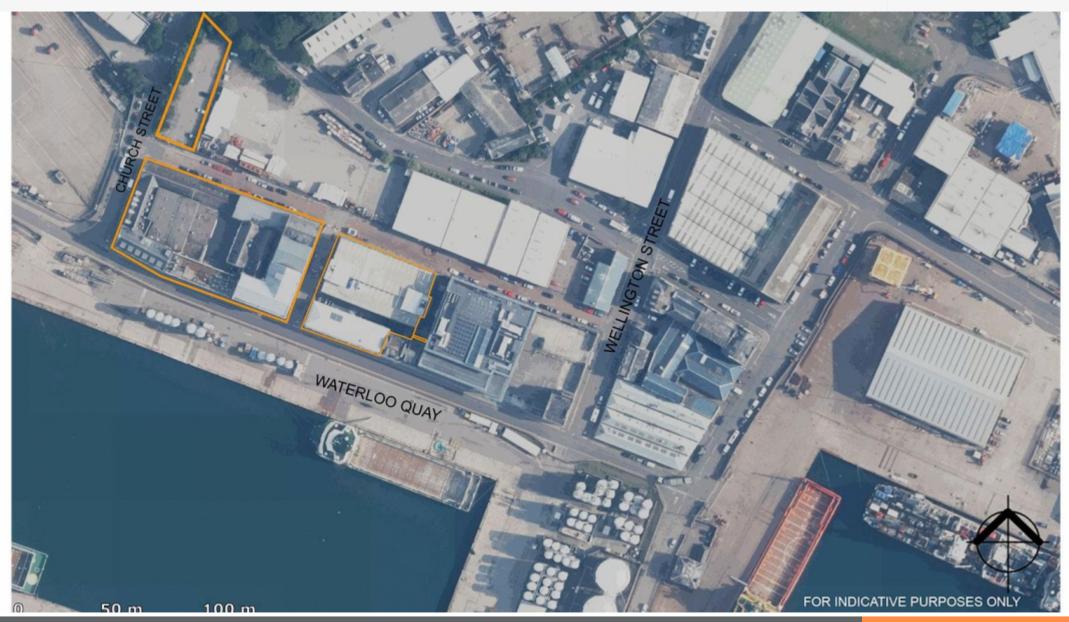
Scotland AB11 5BS

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)





Heritable Business Centre Investment

Scotland AB11 5BS

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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 Auction

22 2nd November 2023

Rent

£443,528 per Annum (Gross)

Sector Status
Office 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

This property is being marketed for sale on behalf of Administrators and therefore no warranties, representations or guarantees are given or will begiven in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

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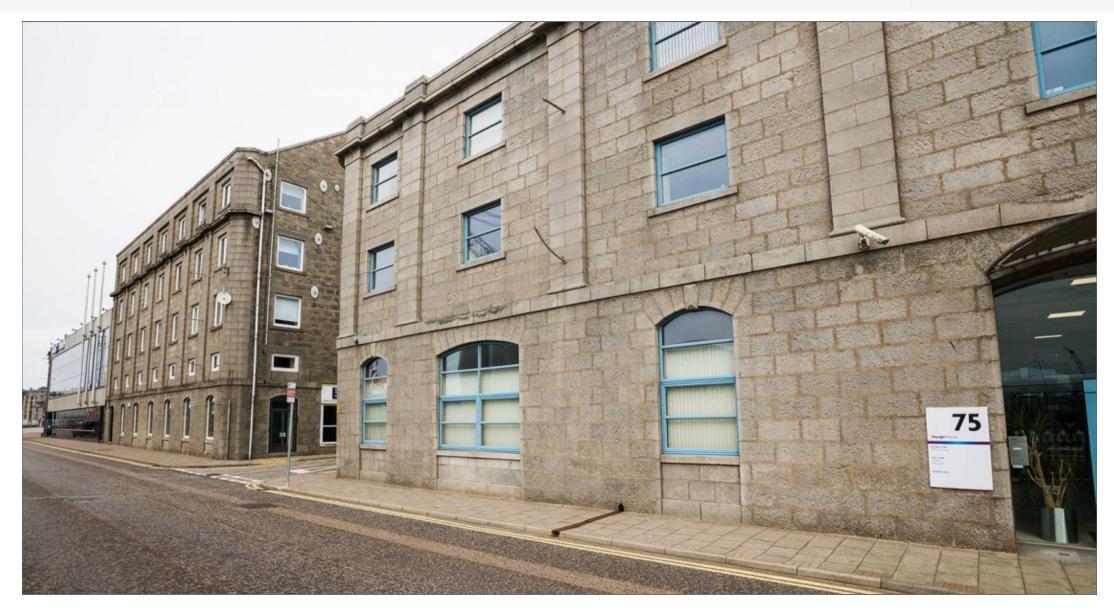
Tenancy & Accommodation

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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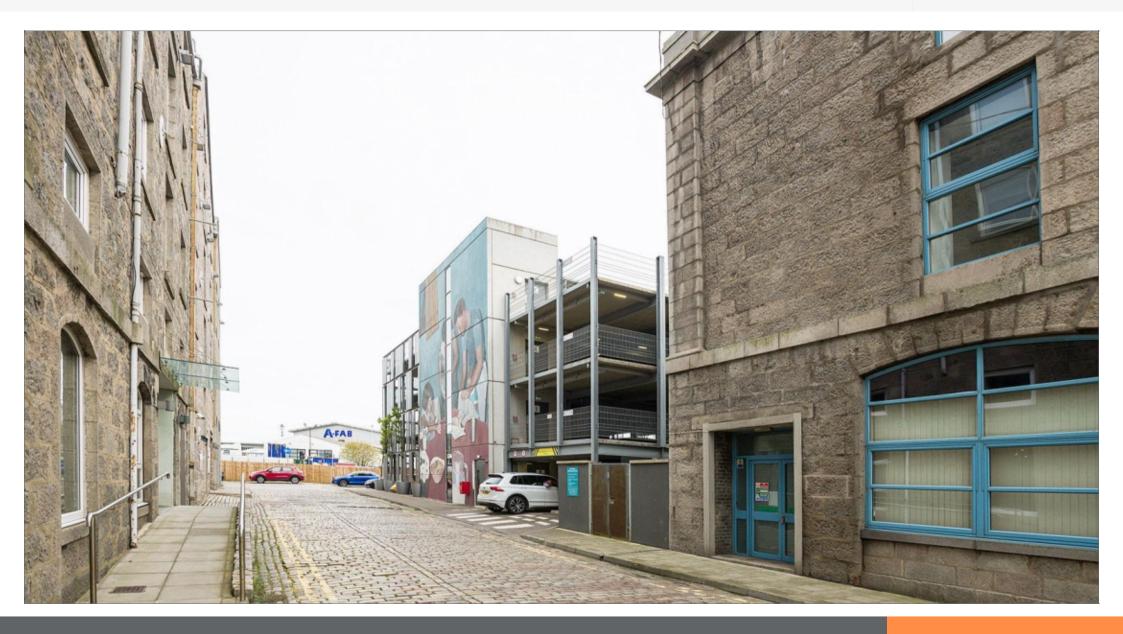


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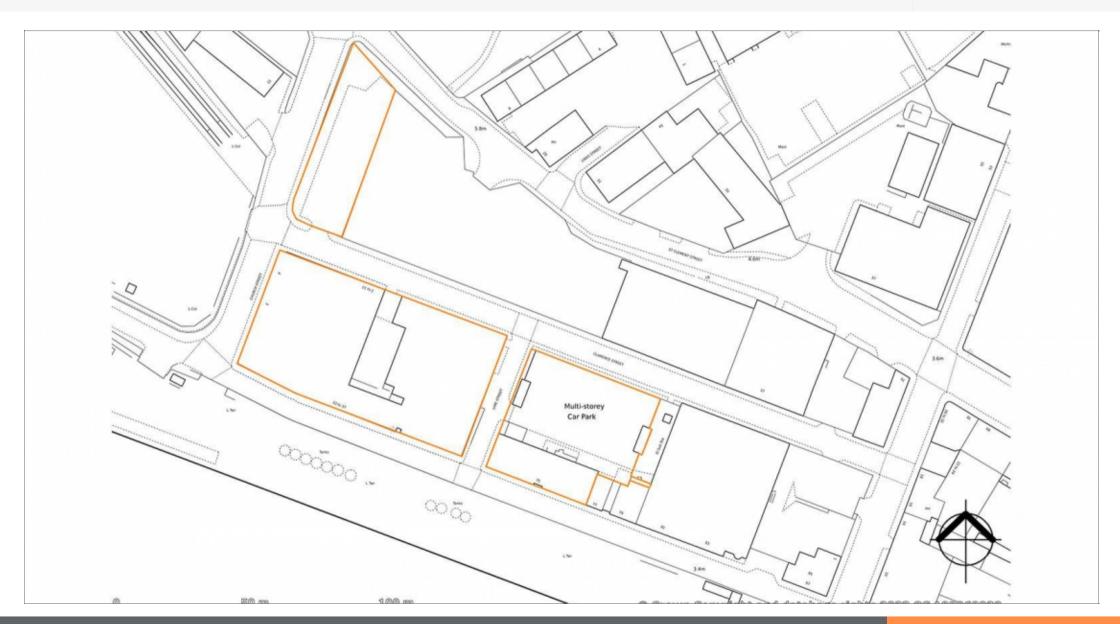


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