



# WELLINGTON HOUSE



KNIGHT PROPERTY GROUP

ALTENS, ABERDEEN, AB12 3JG



## TO LET

OPEN PLAN OFFICE SPACE


1,894 SQ.M (20,393 SQ.FT)



WATCH FLYOVER



# Surrounding Occupiers

-  CITY CENTRE 2 MILES
-  RAIL STATION 3 MILES
-  AIRPORT 10.6 MILES



# Welcome to Wellington House

WELLINGTON HOUSE IS A HIGH QUALITY,  
HIGH SPECIFICATION OFFICE PAVILION EXTENDING TO  
20,393 SQ.FT WITH EXCELLENT CAR PARKING FACILITIES.

EACH FLOOR CAPABLE OF SUB-DIVISION TO ACCOMMODATE  
BESPOKE FLOOR PLATES.

The contemporary building is set over two floors and includes a feature reception area. The flexible open-plan office space available makes this development a unique opportunity.



10 MIN FROM ABERDEEN  
INTERNATIONAL AIRPORT



EXCELLENT TRANSPORT LINKS  
VIA AWPR BOTH NORTH & SOUTH



HOTEL ACCOMMODATION  
ADJACENT TO MAIN ROAD



EXCELLENT PUBLIC TRANSPORT  
LINKS TO CITY CENTRE



PART NETWORKED  
CABLING INFRASTRUCTURE



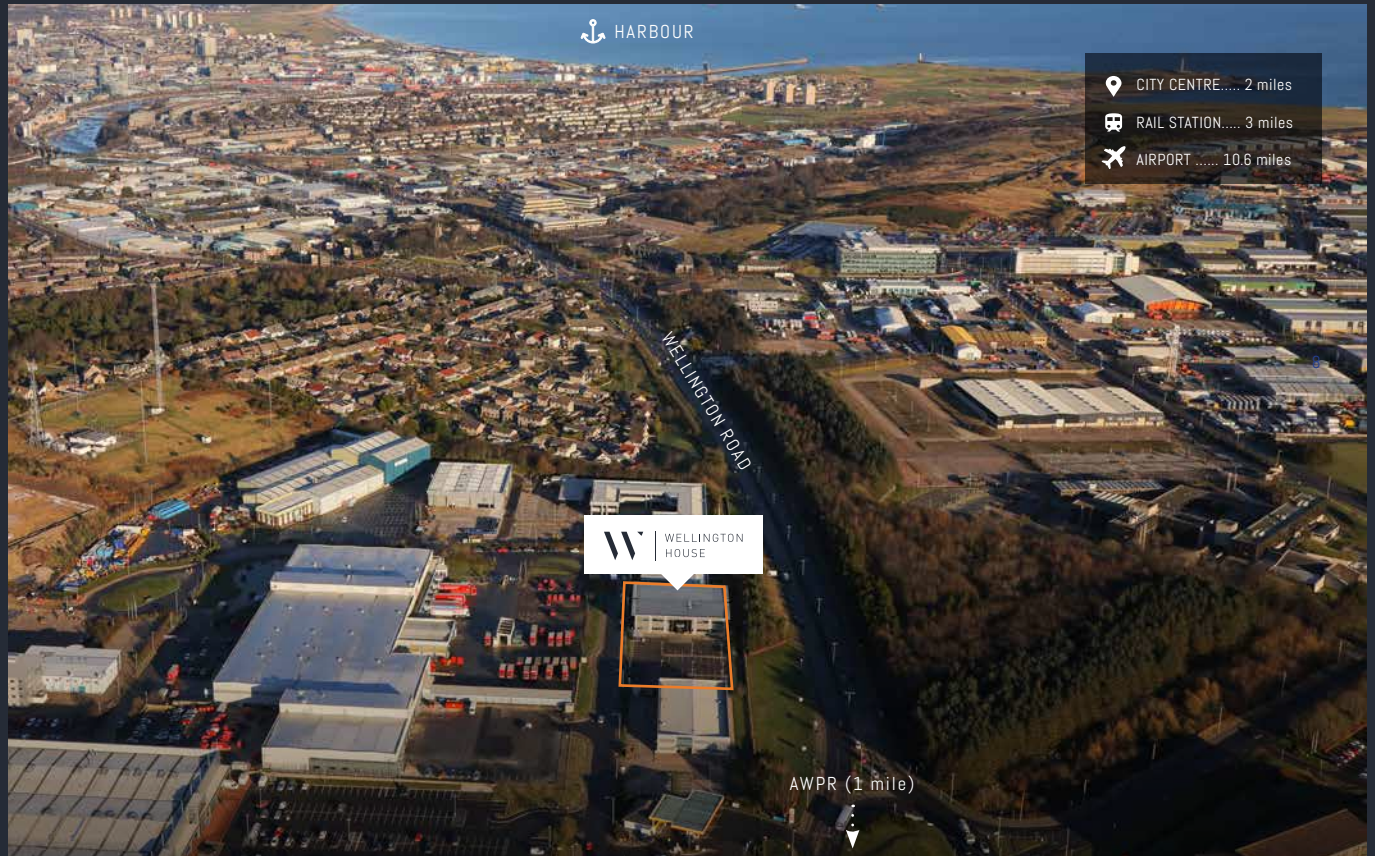
71 CAR PARKING SPACES  
(RATIO 1:287)



# Surrounding Occupiers & Amenities

## LOCATION

Wellington House occupies a highly prominent position on Wellington Circle, with frontage to Wellington Road (A956) – a major arterial route into Aberdeen City from the south. Aberdeen harbour is less than 2 miles north and the A90 and the forthcoming Aberdeen Western Peripheral Route (AWPR) is less than 1 mile south.



## SURROUNDING OCCUPIERS

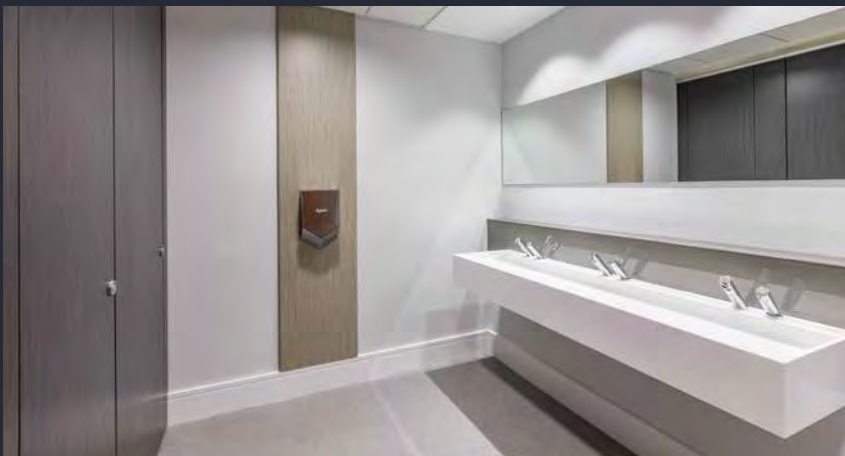
- WOOD
- FMC
- Ikea
- Shell
- Weatherford

## AMENITIES

- Ikea
- Royal Mail
- Tesla
- Pure Gym
- Starbucks
- Burger King
- Aberdeen Altens Hotel







# Take a look around...

## SPECIFICATION

- Open-plan, column free, flexible floor plate
- 3 pipe air condition system
- LED lighting throughout
- Raised access flooring throughout for occupier's specific power and data distribution
- DDA compliant
- 8 person passenger lift
- Energy efficient low-e glazing
- Energy efficient sensor taps
- 71 car parking spaces (ratio 1:287)

# Your space, your way...

INDICATIVE FLOOR PLATE

GROUND FLOOR

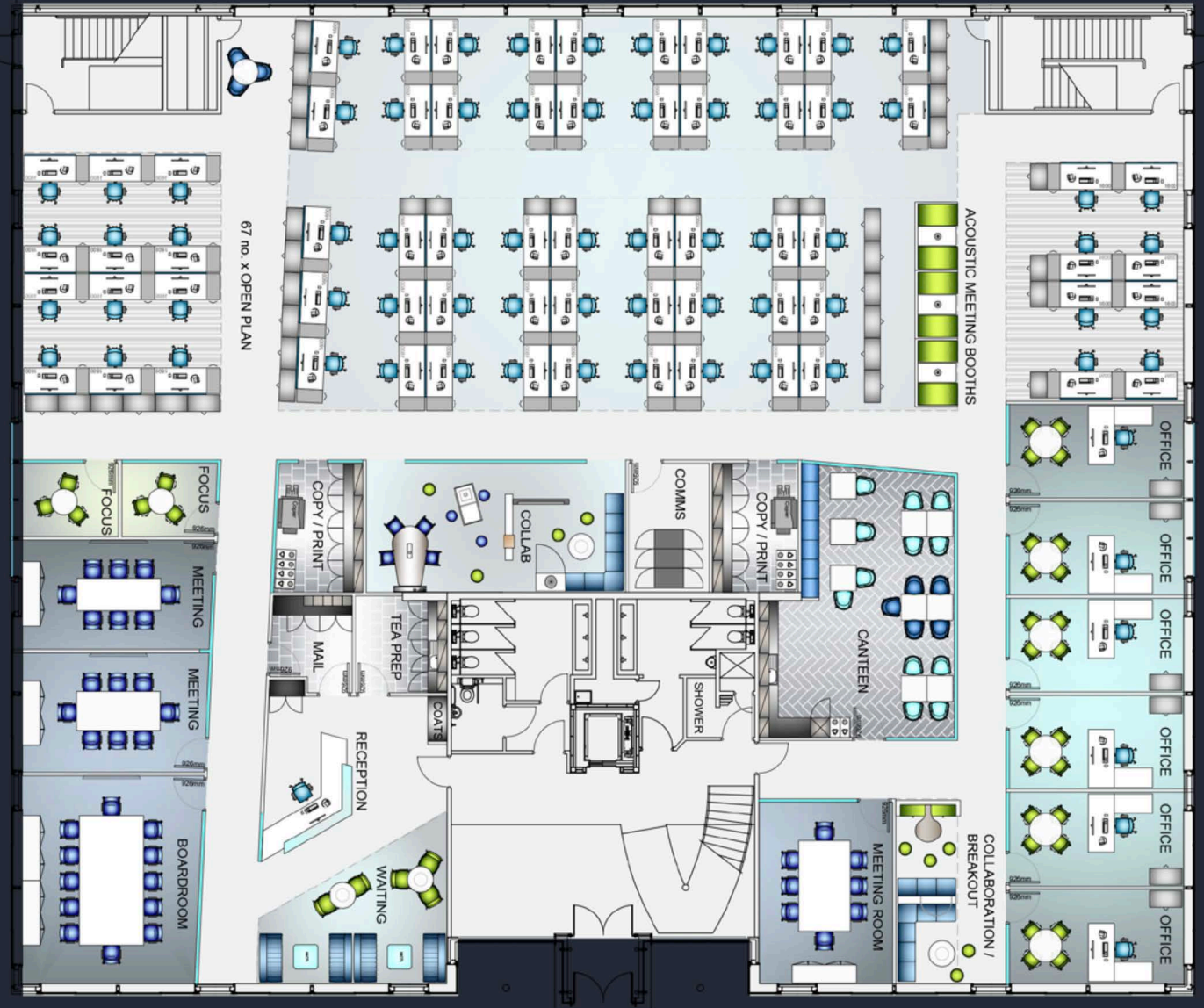
920.69 SQ.M (9,910 SQ.FT)

RECEPTION

51.41 SQ.M (553 SQ.FT)

TOTAL BUILDING SIZE

1,894 SQ.M (20,393 SQ.FT)







POTENTIAL EXPANSION

FULL FIRST FLOOR

922.50 SQ.M (9,930 SQ.FT)

HALF FIRST FLOOR

461.25 SQ.M (4,965 SQ.FT)

FLOOR PLATE OPTIONS FROM

4,037 SQ.FT - 9,930 SQ.FT



KNIGHT PROPERTY GROUP

[www.knightpg.co.uk](http://www.knightpg.co.uk)

**LEASE TERMS:**

Our Client is seeking to lease the premises for a negotiable duration, a standard full repairing and insuring terms. With flexibility in mind, consideration will be given to split on a floor by floor basis. Any medium to long term commitment will require to incorporate provision for periodic rent reviews.

**RENT**

£7.50/sq.ft pa excl VAT

**ENTRY:**

Available now.

**VAT:**

All prices, rents and premiums quotes are exclusive of any VAT which might be payable.

**ENERGY PERFORMANCE CERTIFICATE:**

The building has an EPC rating of C.

To discuss how Knight Property Group can accommodate you at Wellington House, please contact our letting agents:

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