

Lot 21

£23,463 per annum exclusive

Freedom House, Block 2, Old Ford Road, Aberdeen, Aberdeenshire AB11 5RJ

Heritable Ground Rent Investment



Key Details

- Let on an 125 year lease to CBRE UKPF PAIF Nominee No. 3 Unlimited expiring May 2133
- Located in the established North Dee Business Quarter in Aberdeen City Centre
- Four yearly upward only rent reviews

Location

Miles: Aberdeen City Centre
67 miles north-east of Dundee

Roads: A956, A93

Rail: Aberdeen Rail

Air: Aberdeen International Airport

Situation

The property is strategically and prominently positioned just off North Esplanade West fronting Old Ford Road in Aberdeen City Centre. The property forms part of the North Dee Business Quarter, a city centre business district which has recently been developed offering around 300,000 sq ft of office accommodation. The site benefits from strong transport links from the A39 and Aberdeen Rail Station. Nearby occupiers include ENGIE, EnQuest, PD&MS Energy and Cornerstone Charity.

Description

The property comprises a site area of approximately 0.429 acres (0.1738 hectares) upon which has been constructed a substantial five storey office building comprising approximately 31,094 sq ft of open plan accommodation.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

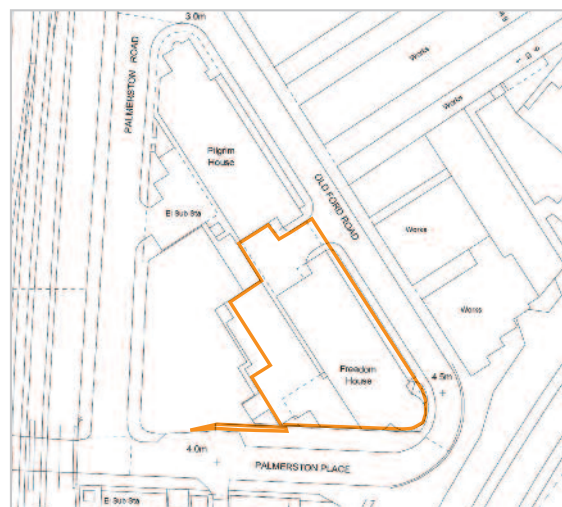
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Site Area	Tenant	Term	Rent p.a.x.	Reviews
Freedom House (527)	0.429 acres (0.1738 hectares)	CBRE UKPF PAIF NOMINEE NO. 3 UNLIMITED (1)	Approx. 125 years from 01/08/2008 until 27/05/2133	£23,463	28/05/2020 and four yearly
Total	0.429 acres (0.1738 hectares)			£23,463	

(1) CBRE UKPF PAIF Nominee No. 3 Unlimited is a property authorised investment fund managed by CBRE Global Investors. CBRE Global Investors is one of the world's largest real estate investment management firms, with \$98.9 billion in assets under management (Source: cbreglobalinvestors.com 25/09/2017).



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