

Lot 15

£155,369 Per Annum
Exclusive Gross

Millennium House, Innovation Park, Campus One, Aberdeen, AB22 8GT

Long leasehold Office and Laboratory Investment



Key Details

- Single storey office pavilion on established Innovation Park
- Office and Laboratory accommodation with test rig facilities
- Let to Sensia UK Limited Guaranteed by Rockwell Automation Limited until 2025
- Rockwell Automation Limited have been in occupation since 2005
- Low site coverage on site of c.1 acre
- Includes 39 car parking spaces

Location

Miles: 3 miles north of Aberdeen city centre
67 miles north-east of Dundee

Roads: A90, A96

Rail: Aberdeen Railway Station
(mainline and Scotrail)

Air: Aberdeen Airport

Situation

Innovation Park at Bridge of Don is an established business location situated to the south side of Balgownie Road. Located 3 miles north of Aberdeen city centre, Balgownie Road connects Ellon Road and The Parkway (A90), two of the arterial routes north of the city. Neighbouring occupiers include Scotia Instrumental Limited and Wipro UK Limited.

Description

Millennium House is a single storey office pavilion arranged over two wings with central entrance/reception area. The pavilion provides modern open plan office accommodation and benefits from 39 car parking spaces with the overall site extending to 0.94 acres.

Tenure

Long Leasehold. Held on a 125 year ground lease expiring 15th October 2099. The current ground rent is £30,144 per annum (nil uplift in October 2020). Further detail on the ground lease is available in the legal pack.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

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Please see the legal pack at www.acuitus.co.uk for further information

Tenancy and accommodation

Accommodation	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Reception	53.23 sq m (573 sq ft)	SENSIA UK Ltd(1) GUARANTEED BY ROCKWELL AUTOMATION LIMITED	10 years from 23/09/2015	£155,369	22/09/2025
East Wing	332.96 sq m (3,584 sq ft)				
West Wing	515.89 sq m (5,553 sq ft)				
TOTAL	902.08 sq m (9,710 sq ft)			£155,369	

(1) Sensia Limited is a joint venture between Rockwell Automation and Schlumberger. The lease is guaranteed by Rockwell Automation Incorporated (NYSE: ROK). Rockwell Automation Limited (CRN 00872110) was incorporate in 1966 and for the year ending 30th September 2019 reported a Turnover of £60,873,000, Pre tax profits of £16,571,000. and Net Assets of £48,847,000. Rockwell Automation Limited Annual report and accounts).

Viewings

Please contact Mhairi Archibald



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