

Lot 22

£100,350 Per Annum
Gross Rent

Glover Pavilion, Aberdeen Innovation Park, Aberdeen, Aberdeenshire AB22 8GW Long Leasehold Office Investment & Vacant Office



Key Details

- Modern Pavilion office building on an established office, research and development park
- Multi let office with a vacant suite offering asset management opportunities
- Onsite car parking for 34 cars
- Well let to IX Blue Limited and Trihedral UK Limited
- Comprises 777.30 sq m (8,367 sq ft)
- Within 2 miles of the Aberdeen Western Park Route (AWPR) allowing direct access to the airport & south of the City

Location

Miles: 3 miles north of Aberdeen city centre
67 miles north-east of Dundee
Roads: AWPR, A90, A96
Rail: Aberdeen Railway Station (Mainline and ScotRail)
Air: 3.5 miles to the south east of Aberdeen Airport

Situation

Aberdeen 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. The recent completion of Grandholm Bridge, the third crossing of the River Don has improved further the accessibility of the innovation park together with the Aberdeen Western Peripheral Route (AWPR) from all areas of the city and direct links to the Scottish motorway system. National and local business located at Aberdeen Innovation Park include Wipro UK, Gyrodata, Axis Well Technology, Scotia Instrumentation and Sensia UK. The Park is well served with various restaurant, retail, nursery and leisure uses.

Description

A modern office pavilion over ground and first floors, offering flexible space in four office suites.

Tenure

Long Leasehold. Held on a ground lease expiring 14th May 2187 at a current rent of £21,184 pa (exc. of VAT), reviewed on a five yearly basis. Further information can be found in the legal pack at www.acuitus.co.uk

Tenancy and accommodation

Accommodation	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Suite 1 Suite 3	Office Office	246.10 sq m (2,649 sq ft) 170.01 sq m (1,830 sq ft)	IX BLUE LIMITED (1)	5 years from 21/02/2018 to 20/02/2023	£62,850
Suite 2	Office	193.52 sq m (2,083 sq ft)	TRIHEDRAL (UK) LIMITED (2)	15 years from 01/09/2011 to 31/08/2026	£37,500
Suite 4	Office	167.67 sq m (1,805 sq ft)	VACANT		
Total		777.30 sq m (8,367 sq ft)			£100,350

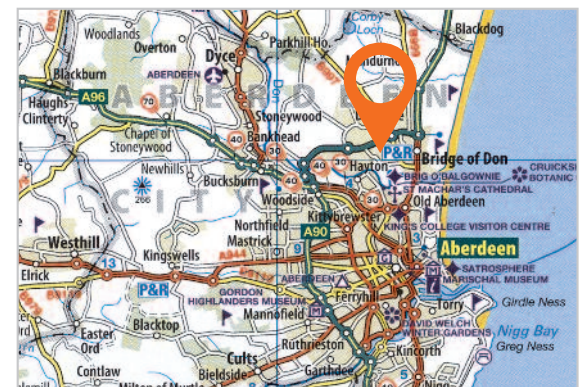
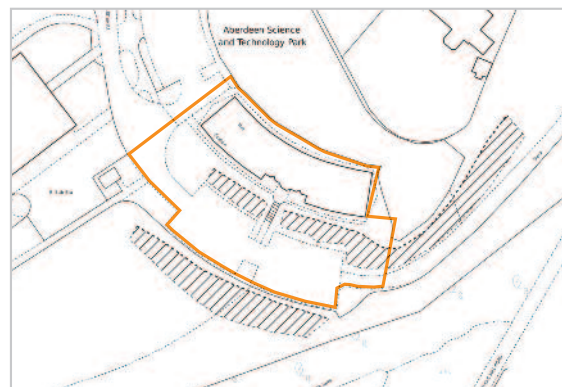
- (1) IXBlue with over 30 years experience, 650 + employees and 19 offices worldwide is a global high-tech company specializing in the design and manufacturing of advanced autonomous, marine and photonics technologies. (Source:- www.ixblue.com). For the year ending 31/12/2020 IXBlue Limited had a net worth of £82,176 (Source:- NorthRow 22/11/21)
- (2) Trihedral was founded on the spirit of innovation. What began as an idea for one of the worlds first reactive programming languages developed into VTScada, an award-winning all-in-one HMI and SCADA software platform for industrial applications of any size. Trihedral UK was incorporated in 1998 in Aberdeen, Scotland. (Source: www.vtscada.com/about-trihedral/). For the year to 31/10/2020, Trihedral (UK) Limited reported a net worth of £397,240 (Source:- NorthRow 22/11/21)

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See Legal Pack at www.acuitus.co.uk



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