

Lot 32

£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 Inc (sales of £6.997bn) until 2025
- 39 on site car parking spaces
- Low site coverage on site of c.1 acre

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

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 Gyrodata, Axis Well Technology, Wipro UK, Scotia Instrumentation and IX Blue. The Park is well served with various restaurant, retail, nursery and leisure uses.

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

Tenancy and accommodation

| Floor | Accommodation | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. |
|--------------|---------------|----------------------------------|------------------------|---|-----------------|
| Ground | Reception | 53.23 sq m (573 sq ft) | SENSIA UK Ltd(1) | 10 years from | £155,369 |
| Ground | East Wing | 332.96 sq m (3,584 sq ft) | GUARANTEED BY ROCKWELL | 23/09/2015 on a full repairing and insuring lease | |
| Ground | West Wing | 515.89 sq m (5,553 sq ft) | AUTOMATION INC | | |
| Total | | 902.08 sq m (9,710 sq ft) | | | £155,369 |

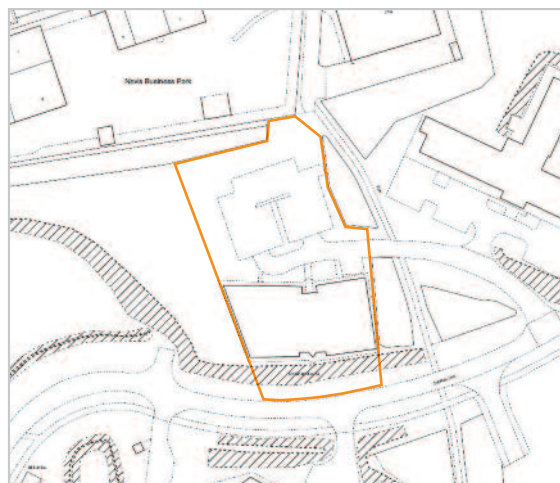
(1) Sensia Limited is a joint venture between Rockwell Automation and Schlumberger. The lease is guaranteed by Rockwell Automation Incorporated (NYSE: ROK). Rockwell Automation Inc reported sales of \$6.997bn and a net income of \$1.344bn. Sensia provides hardware, software, systems and petrotechnical expertise to automate processes and workflows in all segments of the oil & gas industry. Headquartered in Houston and has operations in 50 countries with fully staffed offices to provide sales and support services. The initial Legal Entities are located in - United States, Canada, United Kingdom, The Netherlands, China, India, Kuwait, Oman, Mexico, Italy and United Arab Emirates (Source:- www.rockwellautomation.com).

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See the legal pack at www.acuitus.co.uk



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