

Lot 50

Vacant Possession

KDM Business Centre, Wellington Circle, Aberdeen, Aberdeen AB12 3JG

Heritable Office Building



Key Details

- Located in the well established Altens industrial area
- Well connected by road with the A956 (Wellington Road) linking both the A90 to the south and Aberdeen city centre (3 miles to the north)
- Modern office building with flexible office accommodation
- On site car park (122 car spaces)
- Large site of 1.648 acres

Location

Miles: 3 miles south of Aberdeen City Centre
63 miles north-east of Dundee
Roads: A956, A90
Rail: Aberdeen Railway station (mainline)
Air: Aberdeen International Airport

Situation

The property is located on Wellington Circle in the Altens area, one of Aberdeens most established industrial areas, 3 miles south of the City Centre. Wellington Circle is located off Wellington Road (A956), which leads to Aberdeen City Centre, Aberdeen railway station and the A90/M90. Surrounding occupiers include Royal Mail, Petrofac, Makro and Starbucks.

Description

The property comprises a detached four storey office building with car parking. The building was constructed in 1999 and extended 2008. The accommodation is planned as both cellular and open plan offices. The fit out remaining at the property provides further layout flexibility at ground floor with the benefit of moving walls. There are two passenger lifts. The property occupies a site of 0.67 hectares (1.648 acres)

Tenure

Heritable.

VAT

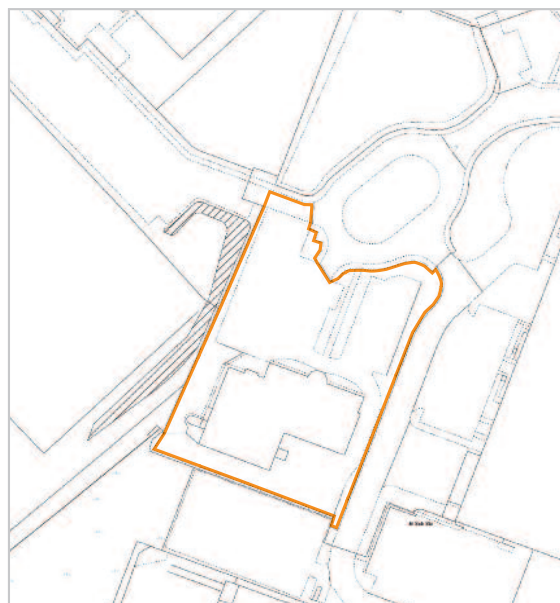
VAT is applicable to this lot.

Viewings

Please contact Mhairi Archibald (07718 899341)

Tenancy and accommodation

Floor	Floor Areas (Approx)	Possession
Ground	1,232.64 sq m (13,268 sq ft)	Vacant Possession
First	1,172.05 sq m (12,616 sq ft)	
Second	324.22 sq m (3,598 sq ft)	
Third	324.22 sq m (3,598 sq ft)	
TOTAL	3,073.13 sq m (33,079 sq ft)	



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