

Lot 24, Quattro House, Wellington Circle, Aberdeen, Aberdeenshire AB12 3JG

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Heritable Office Building on 3.16 Acres with Development Potential (subject to consent)

www.acuitus.co.uk

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Property Information

Heritable Office Building on 3.16 Acres with Development Potential (subject to consent)

- Highly Visible Site Adjacent to Wellington Road (A956) in Aberdeen
- Direct Road Links with A90 and AWPR
- Located on 'Motor Mile' Close to all Major Car Dealerships Including Tesla
- Modern Open Plan and Cellular Accommodation Ready for Immediate Occupation totalling 4,127.19 sq m (44,426 sq ft)
- Development Potential for Alternative Uses (Subject to Consent) - Demolition Warrant in Place
- 147 On Site Car Parking Spaces
- Total site area of 1.28Ha (3.16 acres)

Lot 24 **Auction** 31/Mar/2022

Vacant Possession **Status** Available

Sector Office **Auction Venue** Live Streamed Auction

Location

Miles 3 miles south of Aberdeen City Centre, 63 miles north-east of Dundee
Roads A956, A90
Rail Aberdeen Railway Station
Air Aberdeen International Airport

Situation

The property is located on Wellington Circle close to Altens, one of Aberdeen's most established industrial areas and close to the main roundabout accessing Hareness Road towards the new Aberdeen Harbour Extension due to open in October 2022. Wellington Circle is 3 miles south of the City Centre adjacent to Wellington Road (A956), which leads north to Aberdeen City Centre, Aberdeen railway station and south to the A90 and the AWPR. Surrounding occupiers include Royal Mail, IKEA, Tesla, Makro and Starbucks. Quattro House is the last site at Wellington Circle with prominent frontage onto Wellington Road available for development (subject to consent - please see the Legal Pack for further information).

Tenure

Heritable.

Description

The property comprises an C-shaped office building with two single storey extension buildings with car parking. The accommodation is formed of both cellular and open plan offices with the fit out remaining at the property and ready for immediate occupation. There are 147 car parking spaces on a total site area of 1.28 hectares (3.16 acres). A demolition warrant has been secured for the building.

VAT

VAT is applicable to this lot.

Planning

The property may benefit from future redevelopment for a variety of uses, subject to necessary consents/permissions. Interested Parties are referred to Aberdeen City Council -www.aberdeencity.gov.uk Tel : 03000 200 292.

Viewings

Please contact Mhairi Archibald (0771 8899341)

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Tenancy & Accommodation

Building	Floor	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Occupation
Main Building	Ground Floor	1,249.54 sq m	(13,450 sq ft)	VACANT POSSESSION
	First Floor	1,239.50 sq m	(13,342 sq ft)	
North Wing	Ground Floor	767.93 sq m	(8,266 sq ft)	
South Wing	Ground Floor	870.22 sq m	(9,367 sq ft)	
Total		4,127.19 sq m	(44,425 sq ft)	

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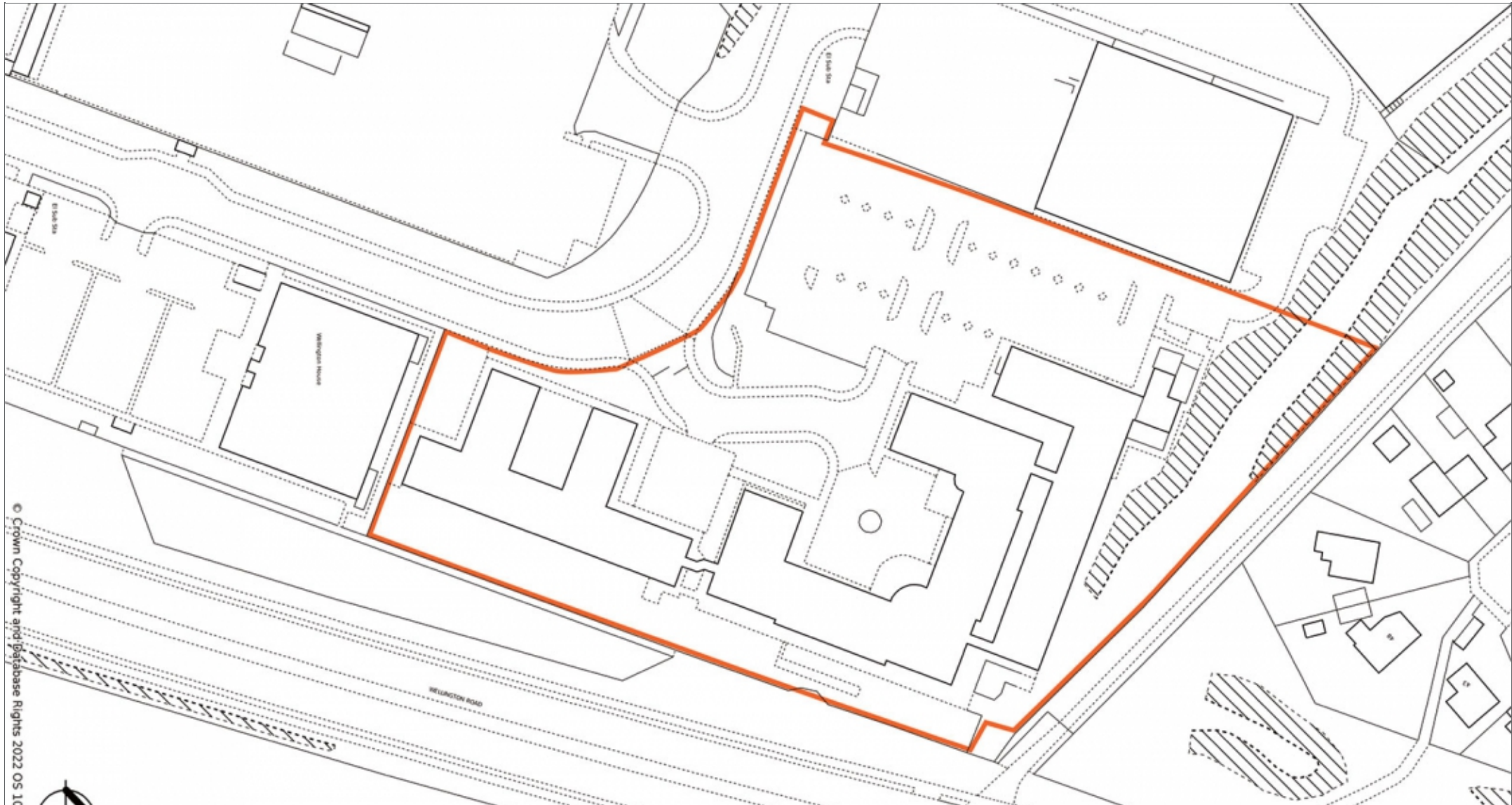


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Contacts

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September 2020

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