

TO LET

CONSORT HOUSE

STELL ROAD, ABERDEEN, AB11 5QR

MODERN HIGH QUALITY
OFFICE HQ WITH LARGE
OPEN PLAN FLOOR PLATES



FLOOR PLAN PLATES FROM 502.8 SQ.M (5,412 SQ.FT) - 6,594.2 SQ.M (70,978 SQ.FT)
159 CAR SPACES 1:413 SQ.FT

LOCATION

Consort House is located in the North Dee Business Quarter in Aberdeen, at the junction of Stell Road and Poynerook Road.

Consort House is a short stroll from Union Square, retail and leisure development and the bus and rail stations.

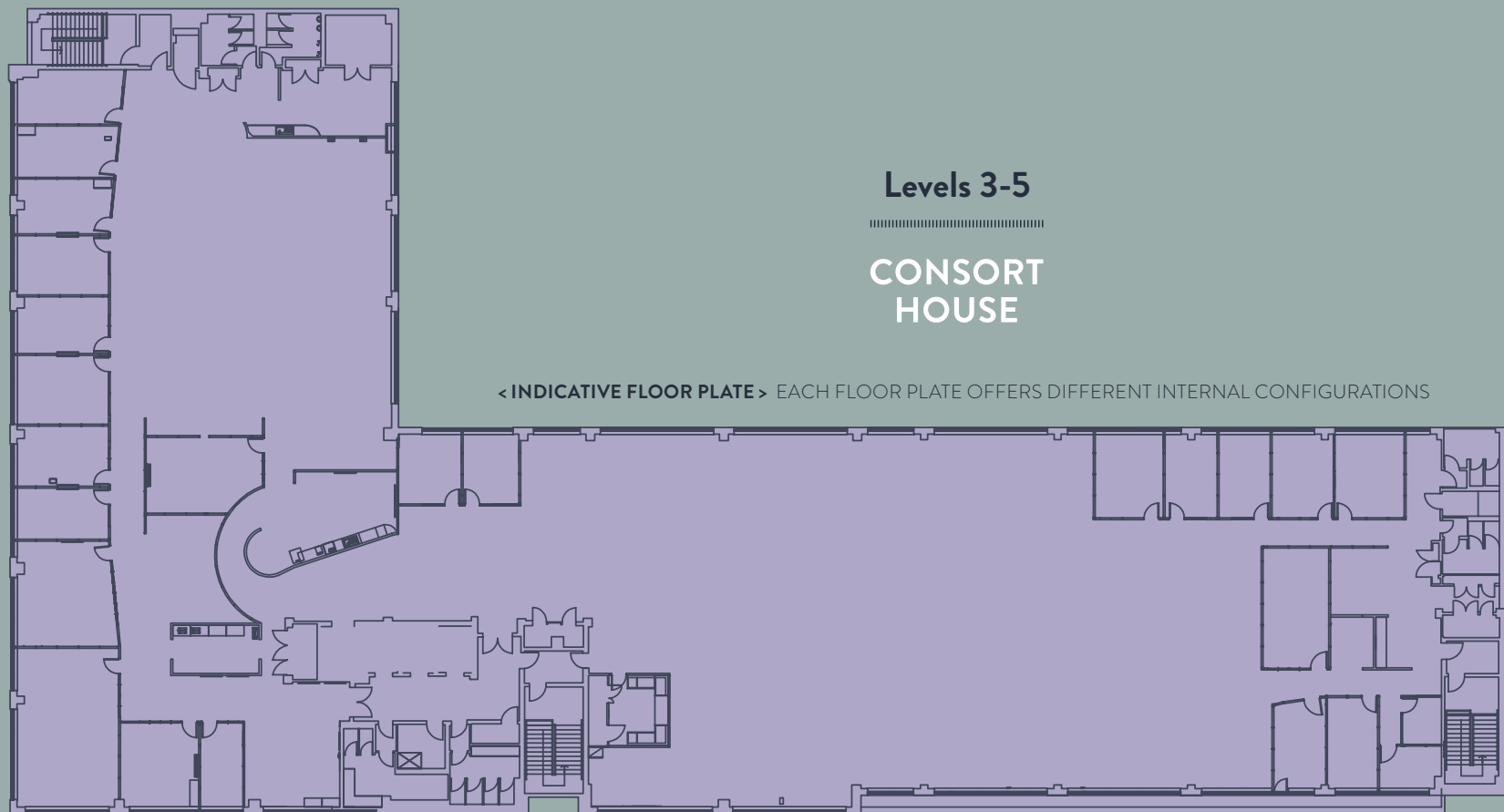
Other occupiers in the immediate vicinity include Petrofac Facilities Management Ltd, Enquest, Food Standards Scotland, Neptune Energy, PD&MS and CNR.

DESCRIPTION

Consort House provides a Modern Office HQ facility arranged over 5 floors and benefits from the following specification:

- Floor Loadings -4.00 kN/m² + 1.0kN/m²
- 4 pipe fan coil comfort cooling system
- Raised access floors
- Modern inset fluorescent lighting
- Suspended tile ceiling
- Carpet tiled floor coverings
- Various office and meeting rooms
- Tea preparation areas provided throughout
- Single height reception area accessed from Poynerook Road
- Gymnasium





Levels 3-5
CONSORT HOUSE

< INDICATIVE FLOOR PLATE > EACH FLOOR PLATE OFFERS DIFFERENT INTERNAL CONFIGURATIONS

FLOOR AREA

Level 6	502.8 sq.m	5,412 sq.ft
Level 5	1,932.6 sq.m	20,802 sq.ft
Level 4	1,961.5 sq.m	21,113 sq.ft
Level 3	1,975.9 sq.m	21,268 sq.ft
Level 2	221.4 sq.m	2,383 sq.ft
TOTAL	6,594.2 sq.m	70,978 sq.ft

Limited Use Area in addition of 132.59 sq.m. (1,427 sq.ft)
 Each floor plate may be sub-divided to create smaller suites.

LEASE TERMS

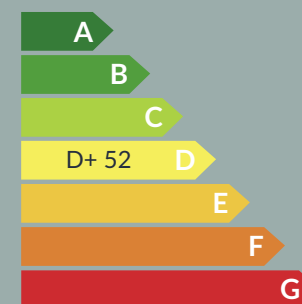
Consort House is held under a FRI lease expiring 31 December 2026. The passing rent is £2,371,893.14 and is subject to further review on 26th June 2023.

It is our clients preference to sub-lease their interest in Levels 2-5 to a single occupier, but will consider flexible subleases on a floor by floor basis or part thereof for terms of negotiable duration.

The tenant does not require to sub-let at the passing rent and market rents and incentive packages are available.

EPC

Consort House has an EPC Rating of D+ (52).





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RATEABLE VALUE

Consort House is contained in the Valuation Roll as multiple entries and will require to be reassessed upon occupation.

VAT

VAT will be payable in addition to all monies due under the sublease.

LEGAL COSTS

Each party will bear their own legal costs in documenting the transaction. The sub-tenant will be responsible for LBTT and Registration Dues.

VIEWINGS

Strictly via arrangement with the sole letting agents.

CONTACT DETAILS

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