To Let

Pilgrim House

Old Ford Road | Aberdeen | AB11 5RL

Office Suites from
93.00 Sq. m / 1,001 Sq. ft to
1282.6 sq. m (13,806 sq. ft)

+ New common breakout area
+ Plug and Play options available
+ EPC A
+ Excellent BREEAM Rating
+ Generous parking provision from 1:490 sq. ft



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The location offers the excellent amenities of Union Square and the open space the River Dee walking paths provide, both within minutes walking distance.



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Location

Strategically and prominently positioned just off North Esplanade West, Pilgrim House has principal road frontage to Old Ford Road. The third and fourth floors are let to the Food Standards Agency.

The immediate area is recognised as the North Dee Business Quarter, a city centre business district with 300,000 sq. ft of office space.

The location offers excellent road connections via the A956 which affords easy access to both north and south of the city. The city's train and bus stations are a short 5 minute walk from the office. Union Square, Aberdeen's principal Shopping and Leisure Centre is also situated adjacent to the stations and is home to major retailers such as M&S, Next, Apple, and a host of restaurants such as Nando's, Wagamama, Brewdog & Yo Sushi.



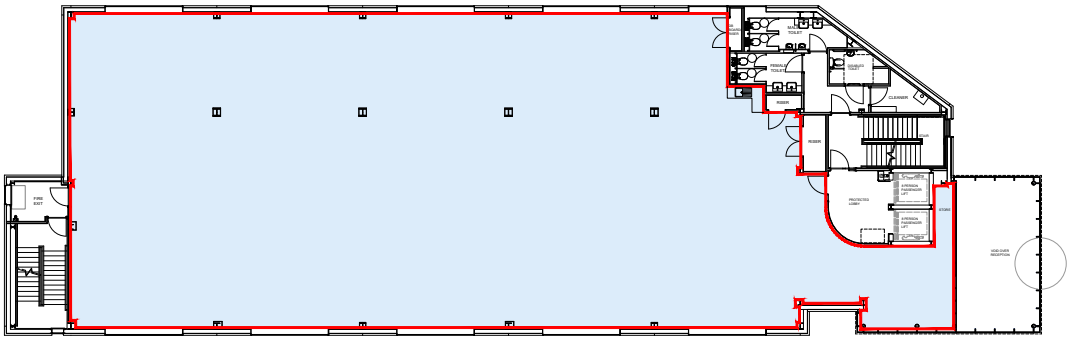



Bus Station
Union Square
Train Station
Aberdeen Harbour
Enquest
Worley
The UK O&G Association
Three60 Energy
Petrofac
Pilgrim House
Food Standard Agency
PD&MS
ENI Neptune Energy
A956

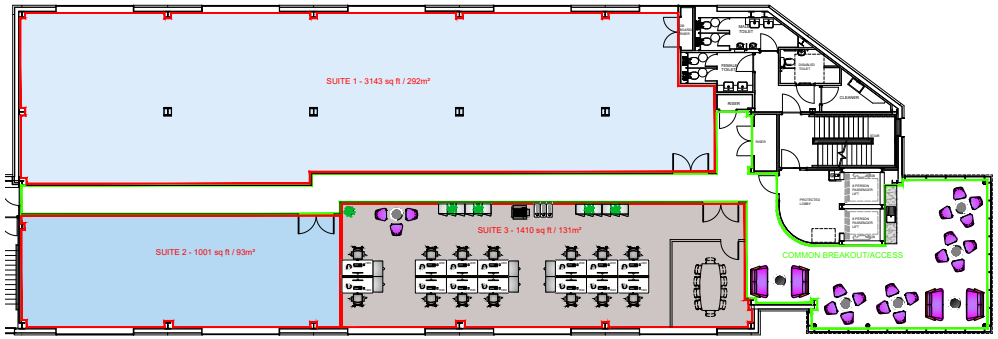
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First Floor



Second Floor - indicative space plan



Specification

- New common breakout area
- Comfort cooling and heating
- Raised access floors 150mm clear void
- Passenger lifts to all floors
- Suspended ceiling system
- Male, female and disabled toilets on each level
- Generous parking provision from 1: 490 sq. ft
- EPC A rating
- Excellent BREEAM rating

The Space

We calculate the approximate net internal floor area of the premises to be as follows:-

Suite	Sq.m	Sq. ft
First Floor	624.2	6,719
Second Floor	658.4	7,087
Total	1,282.6	13,806
Second Floor – Suite 1	293.0	3,143
Second Floor – Suite 2	93.0	1,001
Second Floor – Suite 3	131.0	1,410

The available space can be offered as follows:

- Cat A Fit Out
- Cat B Fit Out
- Fully fitted ‘Plug and Play’

The Second Floor – Suite 3 will be provided as a ‘plug and play’ suite.

The first floor has the flexibility to be sub-divided and fitted out to requirements.



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Lease Terms
The accommodation is available on Full Repairing and Insuring Lease terms on flexible terms to be agreed.

Rent
Upon Application

Service Charge
A service charge will cover the maintenance and cleaning of the common areas. Further details upon request.

Rateable Value
The rateable values (RV) are currently on a floor by floor basis and will require to be split. An estimate can be provided. The current RV's are as follows:

Second Floor: £109,000

First Floor: £115,000

Energy Performance Certificate (EPC)
A

Legal Costs
Each party will be liable for their own legal costs incurred in documenting a transaction. An ingoing occupier will be responsible for LBTT and Registration Dues, if applicable.

VAT
VAT will be payable on all monies due under the lease at the standard rate

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Viewing & Further Information

Contact the joint letting agents.

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