FREEDOM HOUSE

OLD FORD ROAD
ABERDEEN, AB11 5RJ

To Let

Recently Refurbished Grade A Offices

Accommodation available from
6,238 - 31,094 sq ft

52 car spaces (1: 598 sq ft)









Freedom House

Old Ford Road
Aberdeen, AB11 5RJ

Location

Freedom House is prominently located on Old Ford Road within one of Aberdeen's established business districts, the North Dee Business Quarter. The property fronts North Esplanade West which is an arterial route in to the city centre and connects to the main trunk road network via the A92.

Freedom House is also conveniently located next to the city's Bus and Train Stations and Union Square, Aberdeen's main shopping and leisure centre providing a wealth of amenity.

Neighbouring occupiers include **Neptune Energy**, **PD & MS**, **Petrofac**, **EnQuest**, **Oil & Gas Authority** and **The Food Standards Agency**.

Walking Distances:

Union Square – 4 minutes
Aberdeen Bus & Railway Station – 5 minutes
Union Street – 10 minutes





Description

Recently refurbished, Freedom House is designed to the highest specification providing Grade A office accommodation on four levels with a striking semi-circular tower. The south facing building overlooks the River Dee and benefits from superb views over the city and Harbour area.









Specification

- Predominantly open plan floor plates
- Metal raised access floors
- VRV air conditioning
- Full suspended ceiling incorporating VDU compatible lighting
- Minimum clear floor to ceiling height of approximately 2.7m
- Full lift access
- Male, female and accessible WCs on all floors
- Large and welcoming ground floor reception area
- BREEAM Rating of "Very Good"

Accommodation

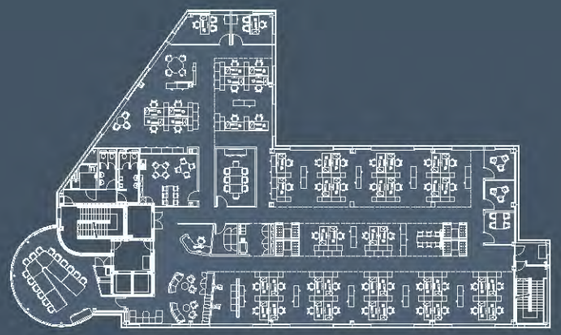
In accordance with the RICS Code of Measuring Practice (6th Edition) the building has the following approximate net internal area:

FLOOR	SQ M	SQ FT	PARKING SPACES
4th	580	6,238	10
3rd	756	8,136	14
2nd	758	8,157	14
1st	746	8,029	14
Ground	50	534	
TOTAL	**2,890**	**31,094**	**52**

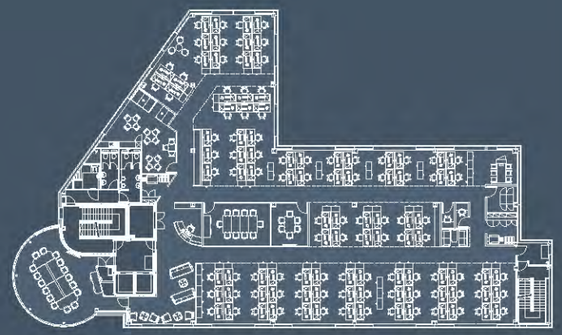
Ground Floor



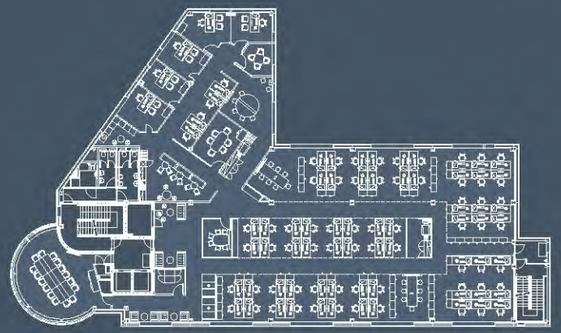
First Floor Low Density (50 workstations)



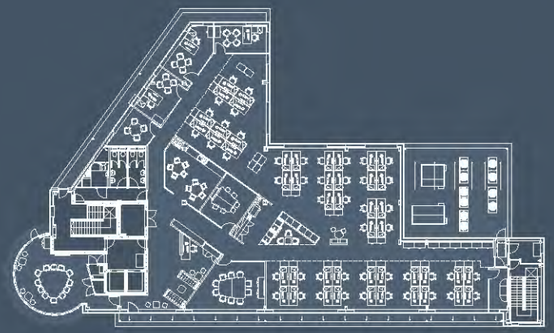
Second Floor High Density (101 workstations)



Third Floor Medium Density (74 workstations)



Fourth Floor Medium Density (74 workstations)



Car Parking

A total of 52 car spaces are provided externally and in a secure undercroft car park. This equates to an excellent city centre car parking ratio of 1:598 sq ft.

Rateable Value

The property is currently in the valuation roll as one entry with a Rateable Value of £705,000. Floors will be reassessed if let individually, or in combination. An ingoing occupier would have the opportunity to appeal the Rateable Value.

EPC

The building has an Energy Performance Rating of B.

Lease Terms

The accommodation is available in whole, or in part, for a negotiable period of time on new Full Repairing and Insuring Lease terms.

Any medium to long term lease will incorporate upward only rent reviews at periodic intervals.

Rent

£20.00 per sq ft.





Service Charge

In the event the property is multi-let, a service charge covering the repair and maintenance of the common parts of the building will be payable by all occupiers.

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.



Viewing & Further Information

Further information and viewing arrangements can be obtained by contacting the joint letting agents.

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DATE OF PUBLICATION – MARCH 2020