

TO LET GRADE A OFFICES

HORIZONS-HOUSE

2nd & 4th Floors, Horizons House, 81-83 Waterloo Quay, Aberdeen AB11 5DE

- STUNNING VIEWS OVER ABERDEEN HARBOUR
- FULLY FLEXIBLE AND SUB-DIVISIBLE
- 'VERY GOOD' BREEAM RATING
- UNRIVALLED PARKING PROVISION
- 2ND FLOOR FROM
621 SQ M (6,682 SQ FT)
- 4TH FLOOR FROM
454 SQ M (4,883 SQ FT)





Walking Distances

Horizons House

- To Union Square13 mins
- To Union Street10 mins

Silverfin

- To Union Square13 mins
- To Union Street12 mins

The Capitol

- To Union Square12 mins
- To Union Street11 mins

Marischal Square

- To Union Square8 mins
- To Union Street4 mins

Free On Street Parking

LOCATION

Horizons House occupies a prominent position on the north side of Waterloo Quay and enjoys an open aspect over Aberdeen Harbour, towards the South.

The property is located just a short walk from Aberdeen City Centre, Aberdeen Beach and Union Square, where the City's main Bus and Rail Station's are located.

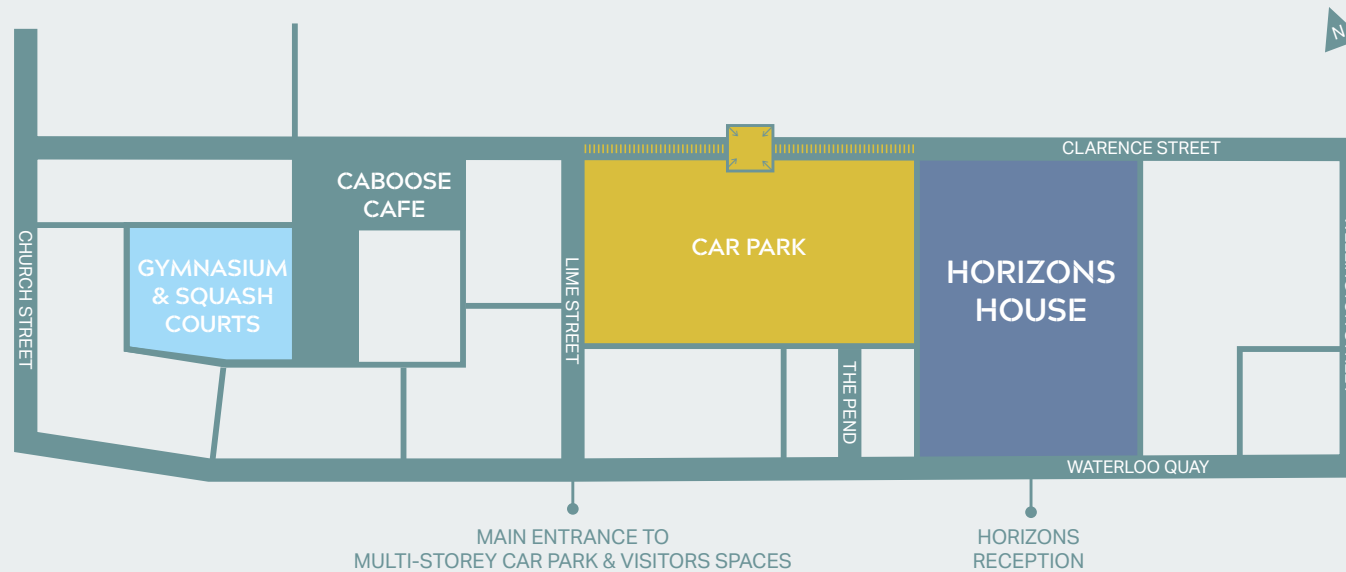




HORIZONS-HOUSE

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|---------------------|-------------------|-----------------------|--------------------------------|
| 1 Consort House | 7 Jurys Inn | 13 Ibis Hotel | 19 Provender House |
| 2 Annan House | 8 The Exchange | 14 Maritime Museum | 20 Voyager House |
| 3 Union Square | 9 St Magnus House | 15 Bon Accord Centre | 21 Beach Boulevard Retail Park |
| 4 Train Station | 10 Salvesen Tower | 16 Marischal Square | 22 Merchants House |
| 5 Bus Station | 11 Regent Centre | 17 Cromarty House | 23 Peterson |
| 6 New Telecom House | 12 Marine House | 18 Ocean Spirit House | 24 Global Energy Group |

HORIZONS HOUSE



ACCOMMODATION

The property provides the following accommodation, measured on a net internal area basis.

FLOOR	ACCOMMODATION	SIZE
2nd	Office	1,411 sq m (15,187 sq ft)
4th	Office	947 sq m (10,193 sq ft)

Notwithstanding, the floorplates are flexible and can be sub-divided to provide smaller self-contained office suites. Further information is available on request.

ADDITIONAL FACILITIES

The tenants of the building may have the option to access the facilities available within the adjoining Waterloo Quay Properties Estate which include:

- A fully equipped gym with squash courts
- A restaurant serving a range of hot and cold food throughout the day
- Meeting and conference facilities

A charge may apply for the use of these facilities.

CAR PARKING

Horizons House provides an unrivalled parking provision of 1 : 540 sq ft, more than double that of equivalent new Grade A offices within the city centre.

The second floor suite has been allocated 27 exclusive car parking spaces whilst the fourth floor includes 20 spaces.

The car parking is fully secured within an undercroft and adjoining multi-storey car park.



SECOND FLOOR PLAN
(INDICATIVE LAYOUT)



FOURTH FLOOR PLAN
(INDICATIVE LAYOUT)



HORIZONS HOUSE

Keep clear

HORIZONS HOUSE

DESCRIPTION

The available accommodation occupies the second and fourth floors of Horizons House.

Both floors are arranged in an open plan format, allowing flexibility and sub-division, if required.

Completed in late 2015, the accommodation has been finished to a full Grade A specification to include:

- 105 mm raised access floor with high quality carpet finishes
- Full comfort cooling and heating via concealed fan coil units
- 2.7m floor to ceiling height
- Metal ceiling tiles
- Access to a rooftop terrace (4th floor only)

Each of the suites are accessed through an impressive double height, fully staffed reception at ground floor level that leads to a lobby with three high speed passenger lifts.



PROPOSAL

The second and fourth floors are available to let, either in whole or in part on flexible terms.

Any new lease will be on Full Repairing and Insuring terms, with the cost of maintenance and repair of the external fabric and common parts governed by a service charge.





RENT

Upon application.

RATING ASSESSMENT

The subjects are entered into the Valuation Roll with a Rateable Value and Draft Rateable Value, as follows:

Floor	01 April 2017	01 April 2023
Fourth	£211,000	£164,000
Second	£313,000	£244,000

The rateable values will require to be re-assessed if the floors are sub-divided. An estimate of rates payable can be provided on request.

ENERGY PERFORMANCE

The property has ratings of:
BREEAM - Very Good
EPC - A

LEGAL COSTS

Each party will bear their own costs in relation to the transaction. In the normal manner, the sub tenant will meet the costs of head landlords consent.

The sub-tenant will also be liable for any LBTT that arises from the transaction.

CONTACT

DM HALL
CHARTERED SURVEYORS

01224 594172

stuart.johnston@dmhall.co.uk

ruari.macintyre@dmhall.co.uk

Ryden.co.uk
01224 588866

01224 588866

arron.finnie@ryden.co.uk

thomas.codona@ryden.co.uk