

# HORIZONS HOUSE

81-83 Waterloo Quay  
Aberdeen AB11 5DE

TO LET  
GRADE 'A' OFFICE SUITES

From 256.00 sq. m (2,756 sq. ft)  
to 668.50 sq. m (7,196 sq. ft)

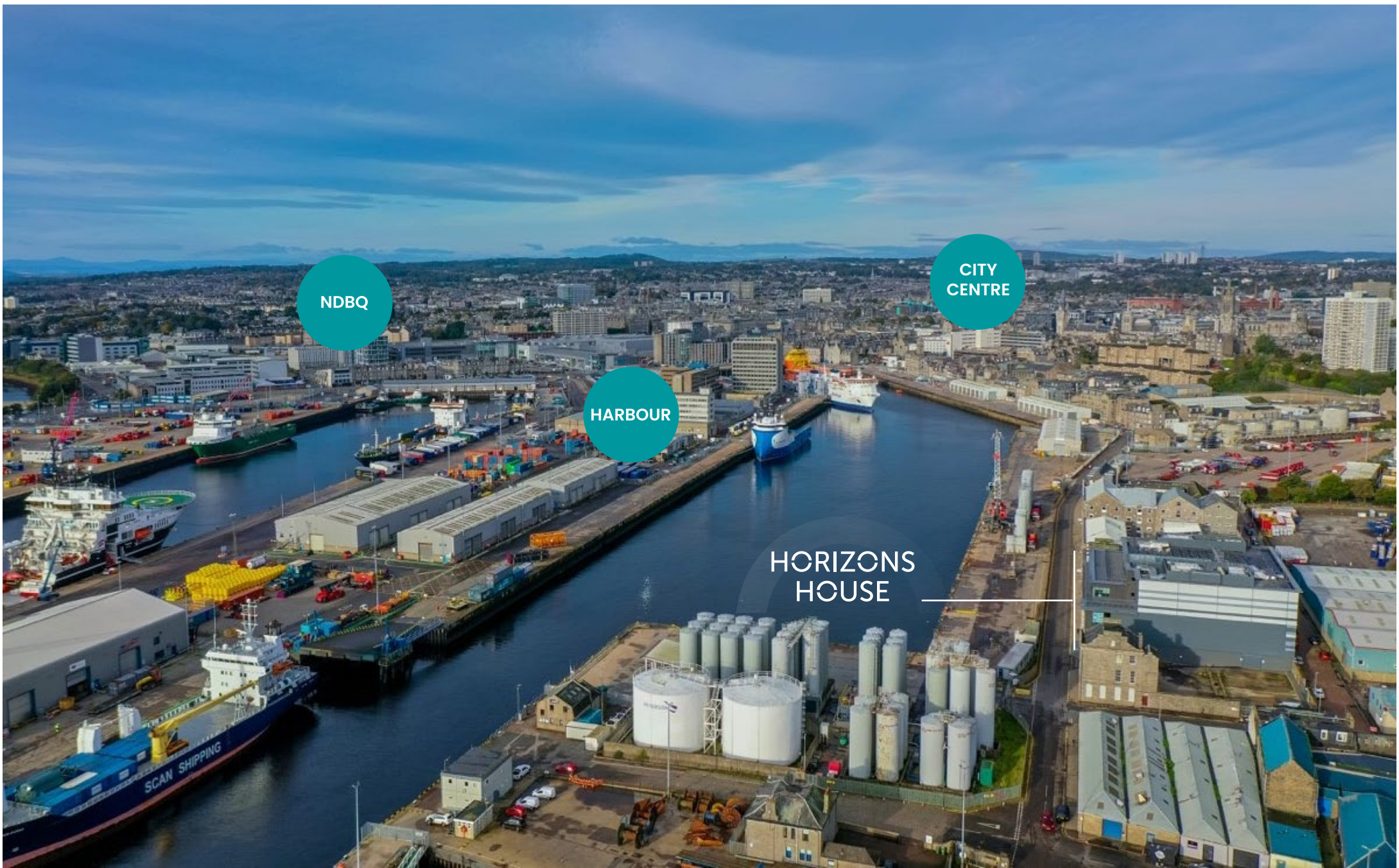
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BREEAM rating "Very Good"  
and EPC Rating of 'A'

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Secure car parking spaces





Surrounding Occupiers:

**City Centre:** Harbour Energy / Shell / RBS / EY / KPMG / Wood / Spirit Energy / Deloitte / Burness Paul / PwC / Tenaris / Aberdeen Journals

**NDBQ:** Petrofac / EnQuest / WorleyParsons / OEUK

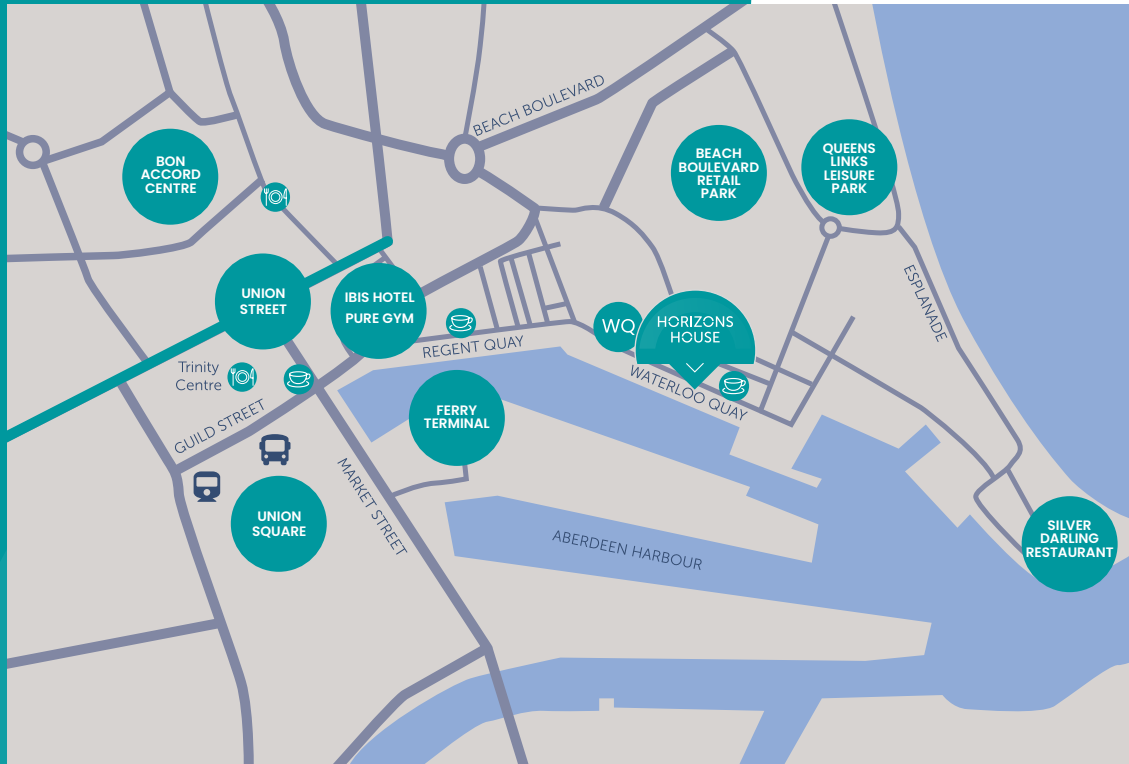
**Harbour:** CNR / Sodexo / Hagland / Noble Denton / Atlas Professionals / Tidewater Marine / DOF Subsea / BW Offshore / SBS Peterson

## Location

Horizons House is situated on Waterloo Quay overlooking the vibrant dock and in the heart of Aberdeen Harbour.

Occupiers already in Horizons House are DOF Subsea, BW Offshore and Ampelmann.

The subjects are located a short walk away from Aberdeen City Centre, the Beach Esplanade & retail parks and Union Square, Aberdeen's premier retail & leisure destination, where the main bus and train stations are situated.



## Walking Distances

Queens Links Leisure Park.....	9 min	Union Square.....	16 min
Beach Boulevard Retail Park.....	9 min	Bus & Train Station.....	16 min
Pure Gym / IBIS Hotel.....	10 min		



Waterloo Quay development is situated next door to Horizons House and is a commercial hub for the area. Facilities include, meeting & conference rooms with IT support, restaurant serving a range of meals & snacks throughout the day, fully equipped gym with 2 squash courts and cycle hire. Further details can be found on [www.waterlooquay.com](http://www.waterlooquay.com)

**HORIZONS  
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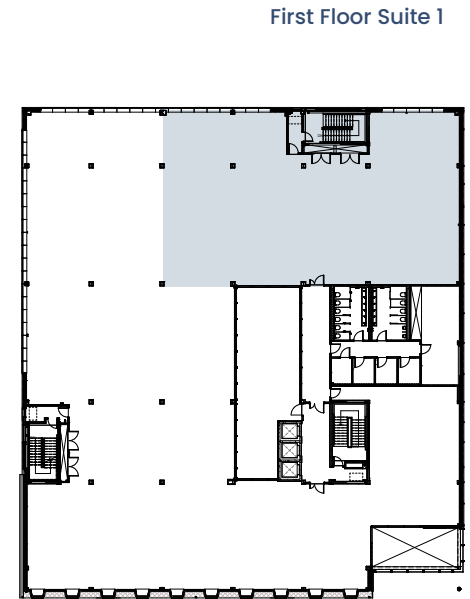
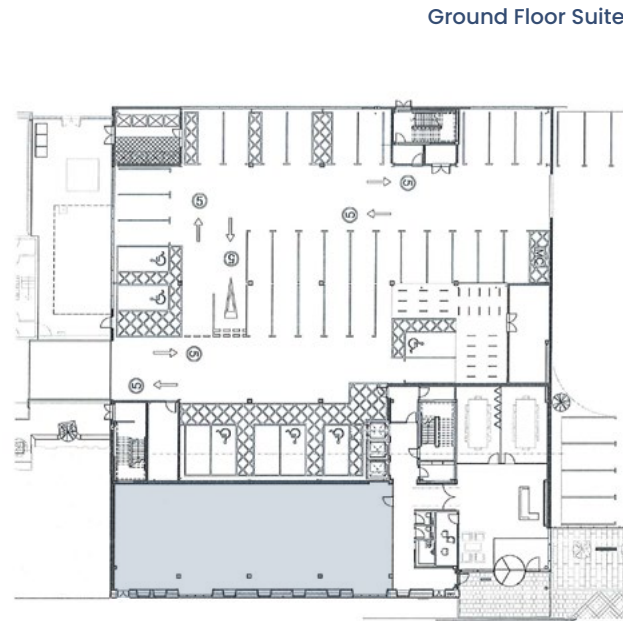
## Summary Specification

The available accommodation comprise the ground floor suite and part of the first floor.

An impressive double height, fully staffed, reception area provides a striking entrance to Horizons House, while superb natural light is provided through the full height glazed atrium in the heart of the building.

Completed in 2015, the premises provide Grade 'A' office accommodation to include the following specification:

- BREEM rating "Very Good" and EPC Rating of 'A'
- Full comfort and cooling
- Open plan flexible floor plates
- 150 mm raised access flooring
- 2.7m floor to ceiling height
- 3 high speed passenger lifts
- Shared meeting rooms on ground floor
- Secured car parking with CCTV



## Accommodation

The property provides the following accommodation, measured on a Net Internal Basis:

Ground Floor Suite	256.00 sq. m	(2,756 sq. ft)
First Floor Suite 1	412.50 sq. m	(4,440 sq. ft)
<b>Total</b>	<b>668.50 sq. m</b>	<b>(7,196 sq. ft)</b>

HORIZONS  
HOUSE

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## Lease Terms

The ground and part first floor are available to let, either together or separately. Leases will be on Full Repairing and Insuring terms for a period to be agreed.

## Rent

On application.

## Service Charge

Further details on request.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## Rating

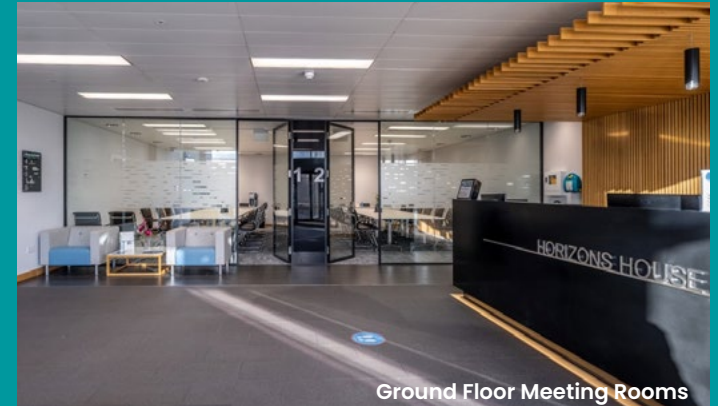
The current Rateable Values for the suites are as follows:

**Ground floor** £44,500

**First floor** £72,000

## EPC/BREEAM

EPC rating of 'A' and BREEAM rating "Very Good".



Ground Floor Meeting Rooms



Atrium



First Floor Suite



## Legal Costs

Each party will bear their own legal costs. The ingoing tenant will be liable for LBTT and registration dues in the normal manner.

## Entry

Immediate, upon conclusion of legal missives.

## Further Information

For further information or to arrange to view please contact the joint letting agents. Whilst viewing is highly recommend, a Virtual Tour can also be seen by clicking on following link

## Viewings & Offers

Strictly by arrangement through the joint letting agents, to whom all offers should be submitted in Scottish Legal form.

**MATT PARK**  
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