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PILGRIM HOUSE TO LET

READY FOR IMMEDIATE OCCUPATION

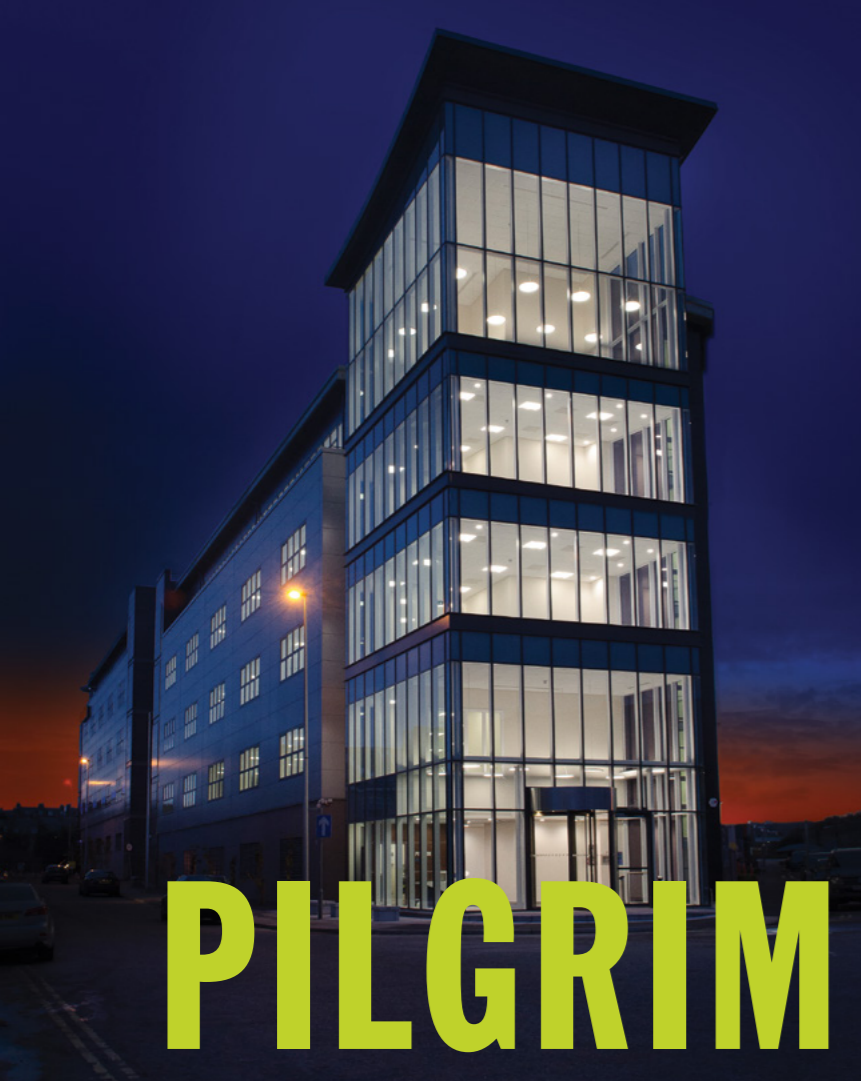
**NORTH DEE BUSINESS QUARTER
ABERDEEN AB11 5RL**

**SUITES FROM:
624.2 SQ.M (6,718 SQ.FT)
TO: 1,282 SQ.M (13,805 SQ.FT)
27 CAR PARKING SPACES**

**FLOORS 3 AND 4 LET TO
FOOD STANDARDS AGENCY**



Important: These particulars do not form part of any contract. Neither the letting agents, nor any of their partners, directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intended purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.



PILGRIM

Strategically and prominently positioned just off North Esplanade West, Pilgrim House enjoys principal road frontage to Old Ford Road. The immediate area is recognised as the North Dee Business Quarter, a city centre business district with 300,000 sq.ft of office space recently built in this revitalised area.

The location offers excellent road connections affording easy access to both north and south of the city. The nearby Union Square is home to major retailers such as M&S, Next, Apple, and a host of restaurants such as Wagamama & Yo Sushi. NDBQ is home to a number of businesses, including; Neptune Energy, Enquest, WorleyParsons, Petrofac, PD&MS.

HOUSE



Pilgrim House has been designed to provide open plan accommodation of a high specification arranged over four floors and generous reception area at ground floor level.



Established office destination within the city centre with excellent accessibility and amenity for employees/visitors.

Excellent views over Aberdeen city centre. 5 minute walk from Aberdeen Railway Station, Bus Terminus and the Union Square retail and leisure development.

Strategically located on Aberdeen's inner city ring road system.



THE SPACE

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

FLOOR	SQ.M	SQ.FT
Fourth	LET TO Food Standards Agency	
Third	LET TO Food Standards Agency	
Second	658.4	7,087
First	624.2	6,719

TOTAL TO LET	1,282.6	13,806
Ground Floor		
Reception	51.9	559

The above areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

HIGHLY SPECIFIED

- Comfort cooling and heating.
- Raised access floors 150mm clear void.
- 'Excellent' BREEAM rating.
- Passenger lifts to all floors.
- Suspended ceiling system.
- Male, female and disabled toilets on each level.
- Generous parking provision.

CAR PARKING

An excellent provision of private on site car parking is available for up to 27 vehicles for the remaining office space.

LEASE

Lease of negotiable duration is available on full repairing and insuring terms.

RENT

On application.

EPC

The development has an EPC rating of 'B'.

Rateable Value

First Floor £109,000
Second Floor £115,000

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