

To Let



**Wellington
Works**

Wellington Works,
Wellington Circle,
Aberdeen, AB12 3JG

Small Business Units / Offices + Parking

From 85 sq.m. (915 sq.ft) up to
4,127.9 sq.m. (44,426 sq.ft)

**Office, research and development,
light industrial uses, flexible terms**
(other uses subject to planning)



Wellington Works

Location

Located in the Altens area of Aberdeen

Established commercial location

Frontage to Wellington Road, easy access to AWPR and A90

Surrounding occupiers include:

Royal Mail, Technip FMC, Tesla, Makro, Starbucks, Popeyes, Burger King.





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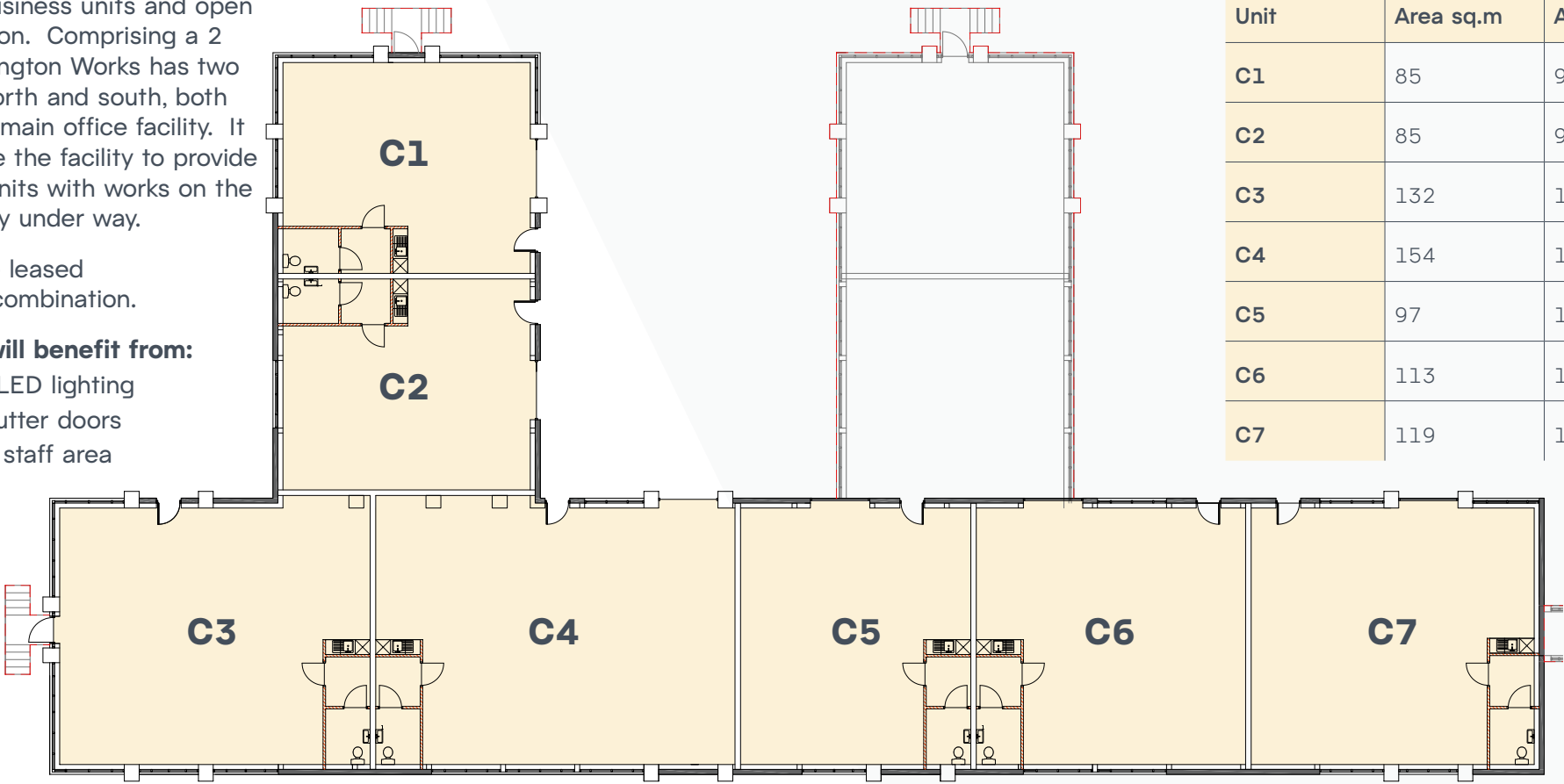
Description

Wellington Works, is a significant office HQ building, which is now the subject of refurbishment works to provide a mix of small business units and open plan office accommodation. Comprising a 2 storey office building Wellington Works has two additional wings to the north and south, both currently interlinked to the main office facility. It is the intention to sub-divide the facility to provide a series of small business units with works on the south wing already under way.

Units may be leased individually or in combination.

In general the units will benefit from:

- concrete floors / LED lighting
- electric roller shutter doors
- toilet facilities / staff area



On completion, the south wing will provide the following accommodation:

Floor Areas

Approximate floor areas below:

Unit	Area sq.m	Area sq.ft
C1	85	915
C2	85	915
C3	132	1,421
C4	154	1,658
C5	97	1,044
C6	113	1,216
C7	119	1,281

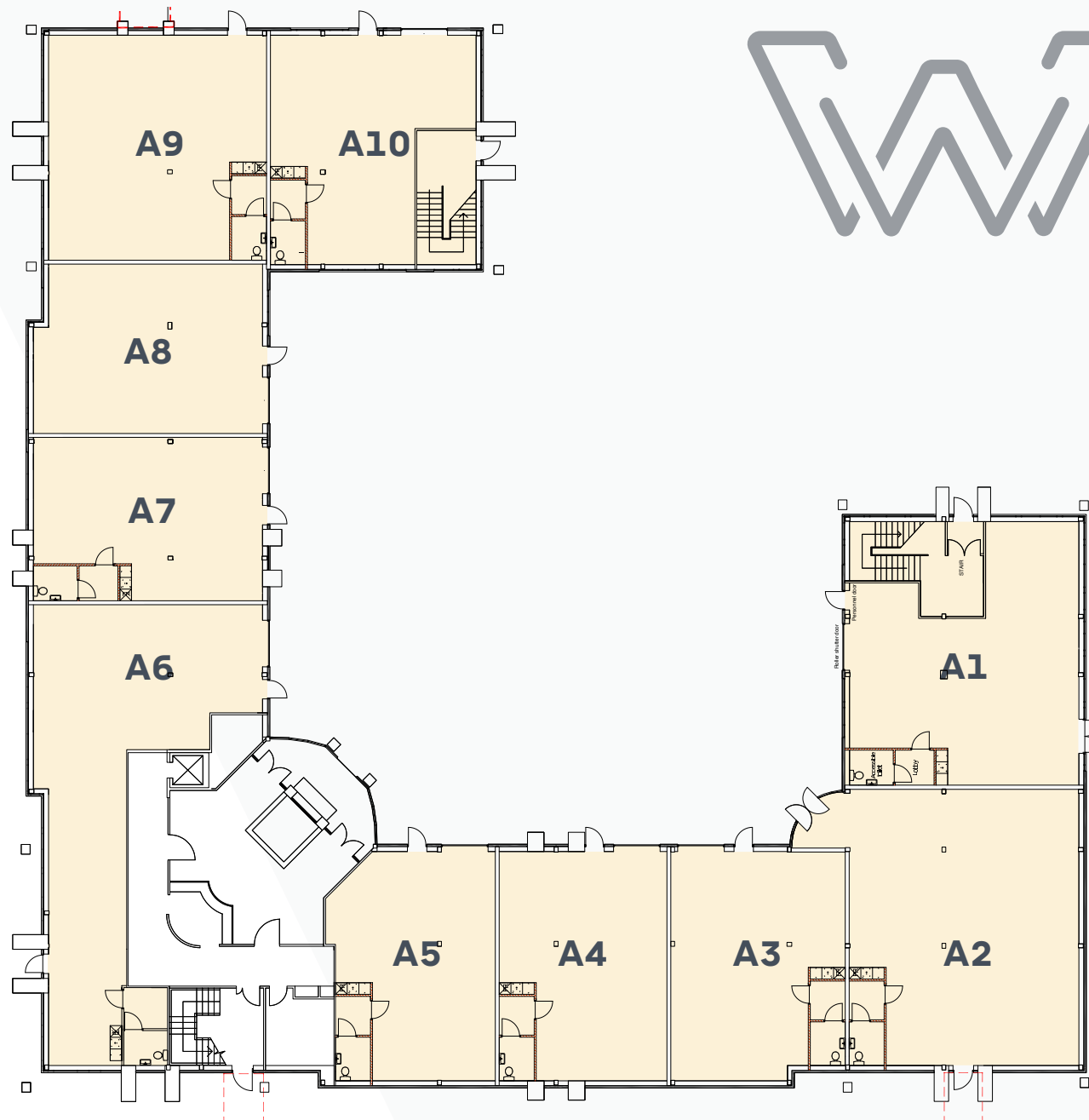


Wing A has also been designed to provide similar accommodation and will follow on from Wing C.

Floor Areas

Approximate floor areas below:

Unit	Area sq.m	Area sq.ft
A1	132	1,421
A2	175	1,883
A3	103	1,109
A4	102	1,098
A5	97	1,044
A6	158	1,700
A7	99	1,066
A8	100	1,074
A9	130	1,399
A10	103	1,109





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Specification

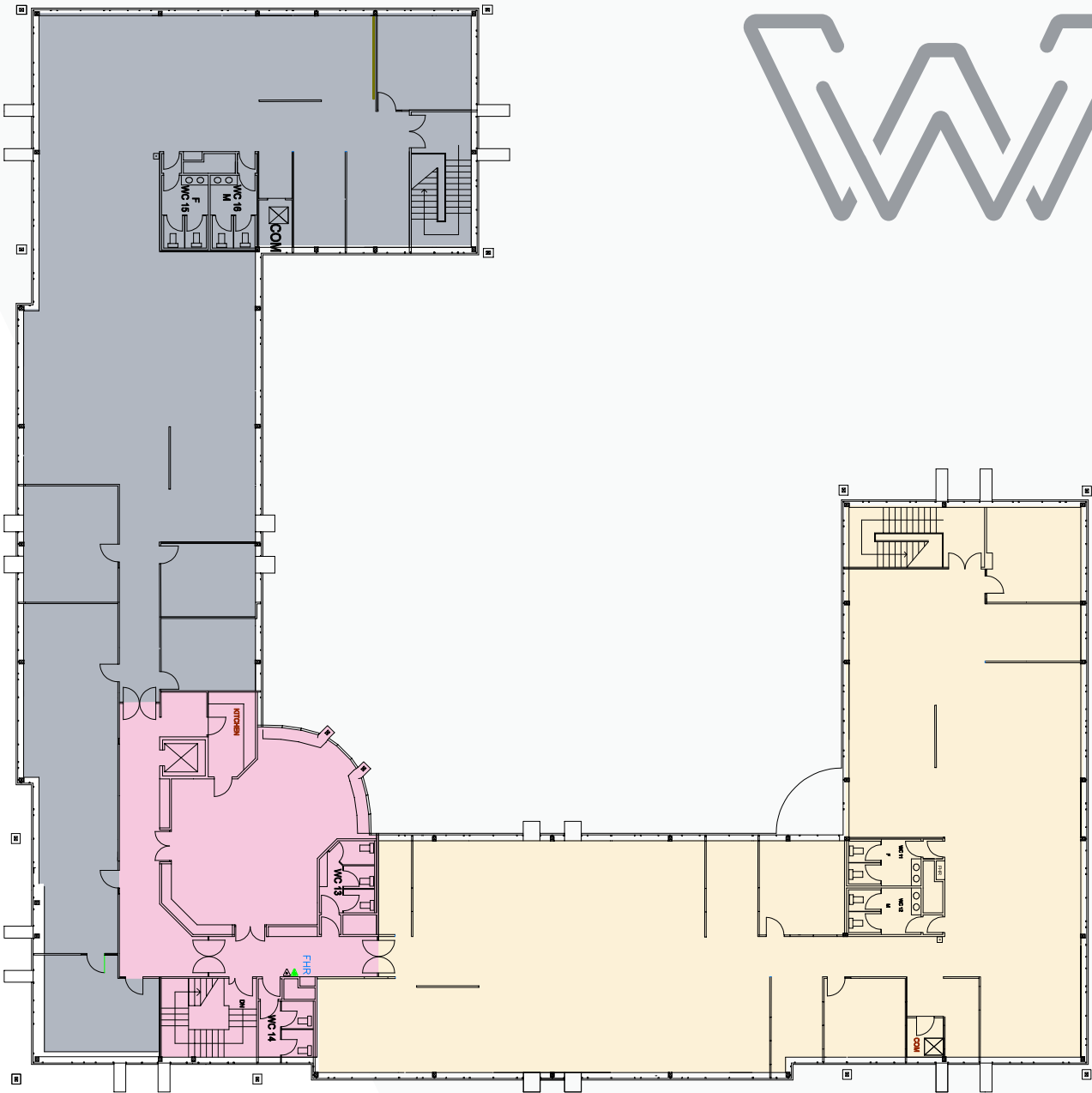
The first floor of building A will be retained as office accommodation, accessible from the main reception lobby at ground floor.

The entire First Floor can be leased as a single entity or in two wings with the following approximate net internal areas.

A First floor	Area sq.m	Area sq.ft
Total	1,293.9	13,927
East Wing	517.7	5,572
West Wing	565.9	6,092

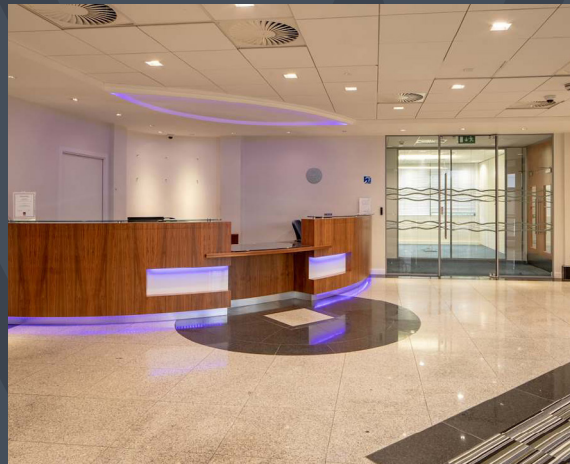
The suites, whilst providing a mix of cellular and open plan accommodation can be reconfigured to suit an occupier’s requirements.

- The suites benefit from**
- raised access floors
 - carpeted floor coverings
 - comfort cooling / boardroom
 - excellent parking provision



INDICATIVE FLOOR PLAN





Terms

Flexible lease terms are available.

Rent

Small business units - £11 / sq.ft exc VAT.

First Floor offices – dependent on extent of refurbishment required.

Rateable Value

The suites will require to be reassessed on completion of the works.

EPC

TBC on completion of works.

Parking

147 car parking spaces are available and will be allocated on a pro rata basis.

VAT

VAT will be payable on all monies due under the lease.

Entry

Works to Wing C are expected to be completed by Q1 2027.

Service Charge

A service charge will be payable relative to the upkeep of the common areas of the building and development.

Legal Costs

Each party will bear their own legal costs. Tenants will be responsible for LBTT and Registration Dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on the purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Viewing and Offers

Strictly through the sole marketing agents to whom all offers should be submitted.

FG Burnett

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