

**TO LET**

**Flexible office  
accommodation in  
central location**

Various Suites available to suit  
size requirement

Fitted to a good standard

All inclusive Rental available

On-site café and gymnasium

Rent Free options

**THE LIME RESERVE, 37 WATERLOO QUAY,  
ABERDEEN, AB11 5BS**

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# Location

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The opportunity is located on Waterloo Quay, within the harbour area of the City. The location is well placed with Union Square Shopping Centre and transport hub being a short walk from the subjects as is Union Street. In addition, the beach area, providing further local amenity is a short distance from the premises.

The opportunity is easily accessible by public transport and via car, with onsite secure parking available with 24/7 access.

The area is mixed use in nature, with office, industrial and residential uses all being present.



Flexible Office Suites With Car  
Parking



FIND ON GOOGLE MAPS



# Description

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**The Lime Reserve which gives a nod to the historical roots of Waterloo Quay. In the 19th century, Waterloo Quay and nearby Lime Quay/Lime Basin areas were active parts of Aberdeen's working harbour where lime was unloaded from ships and stored before distribution inland. Lime trading was significant enough that specialised quay space was set aside for vessels handling it.**

Today The Lime Reserve provides discerning companies with much more than just modern office space. Whether you are an entrepreneur starting your journey and looking for a small fully serviced office, or a larger company downsizing with a more hybrid way of working for your team The Lime Reserve has you covered.

Provender House – from 157 to 1800 SQ FT

Voyager House – from 935 to 2225 SQ FT

Nautilus House – from 933 to 3335 SQ FT

Ocean Spirit House – from 128 to 2595 SQ FT



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## A Professional First Impression — Every Time

At the heart of The Lime Reserve is a fully serviced reception, providing a seamless experience for you and your visitors. The friendly and knowledgeable team are on hand to have everything ready when you are – no setup no mess:

- Welcome and assist your guests
- Manage all incoming and outgoing mail
- Handle Maintenance requests efficiently
- Oversee building compliance and day to day operations
- Bookings for
  - o Meeting & Training rooms
  - o Refreshments /catering requests

More than just an office The Lime Reserve is designed around the modern working day

- On site café offering morning coffee, light bites and hot lunches
- Fully equipped on site gym, perfect for starting the day strong or unwinding after work
- Spaces that encourage productivity, wellbeing and balance
- A work space your team will genuinely enjoy coming to
- Secure, accessible and always open

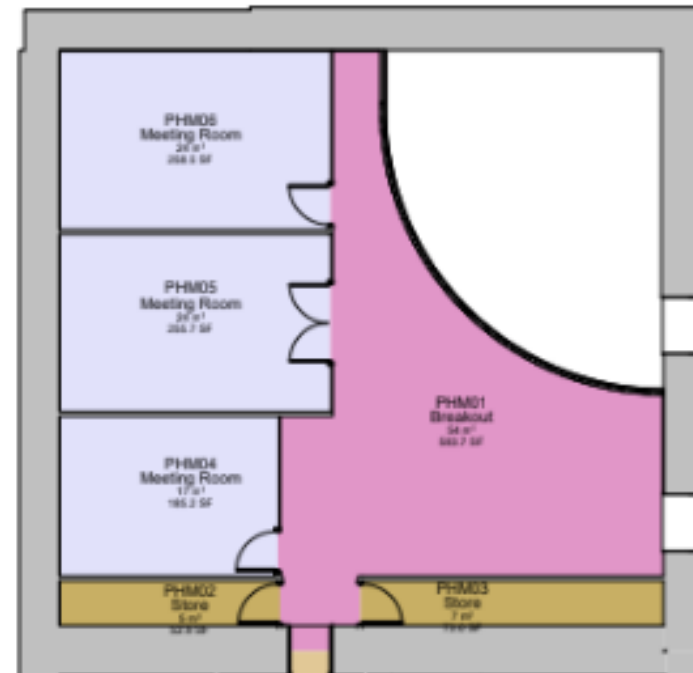
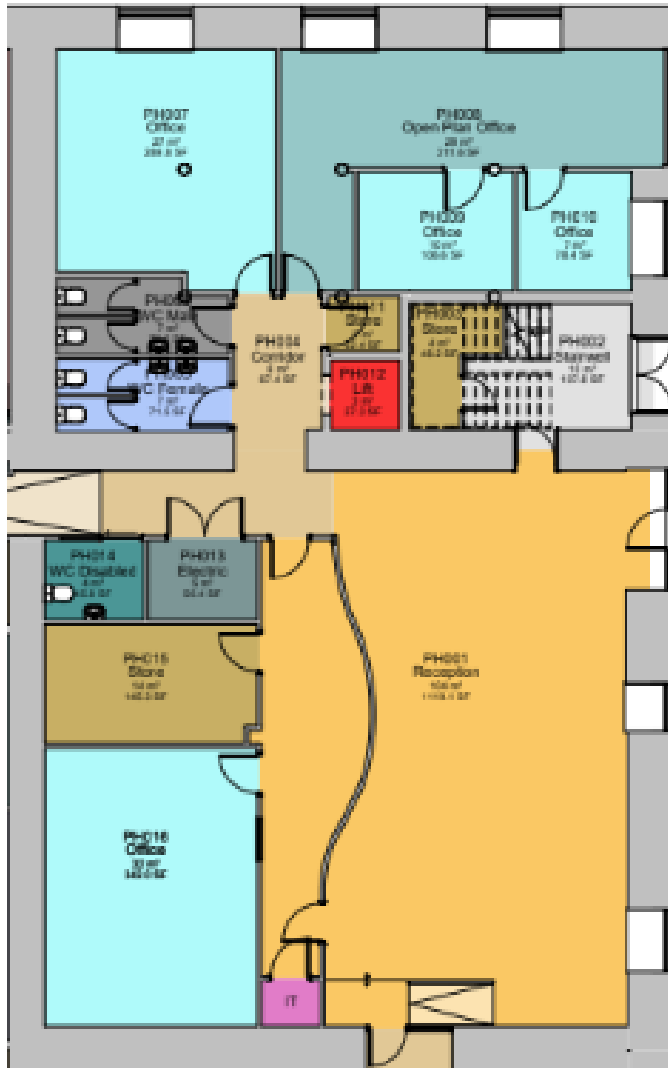
We know flexibility matters. That's why The Lime Reserve offers:

- Secure multi-storey car parking on site
- 24/7 secure access to your office suite, giving your team the freedom to work on their schedule



# Floor Plans – Ground & Mezz

THE LIME RESERVE, 37 WATERLOO QUAY,  
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# Floor Plans – First Floor

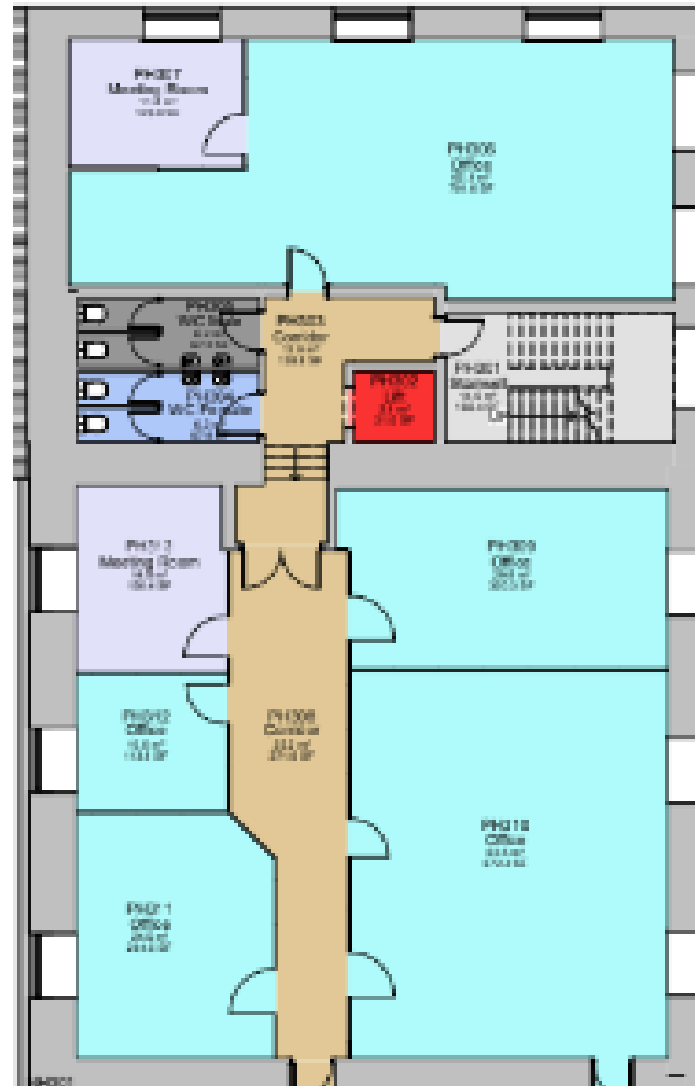
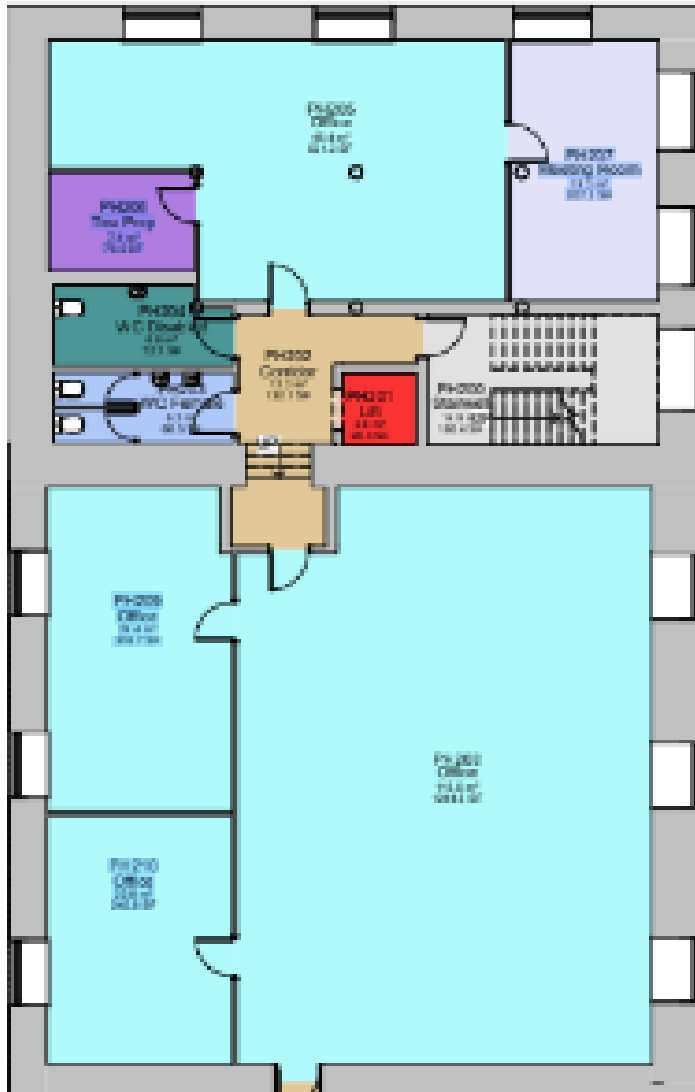
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# Floor Plans – Second & Third

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# The Detail

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## Accommodation

Available suites within the premises can accommodate single occupation to larger suites of 50 persons and over.

## Rental

Upon application, rentals are available on an all-inclusive basis.

Rent free periods will be available for longer lease terms.

## Lease Terms

Flexible terms for lease, License to Occupy and invoice basis are available.

## Rateable Value

Each suite is separately assessed for rates purposes with estimated rates payable upon application.

Fresh Start relief may be available.

## Energy Performance Certificate

The subjects currently have an EPC rating of 'B'.

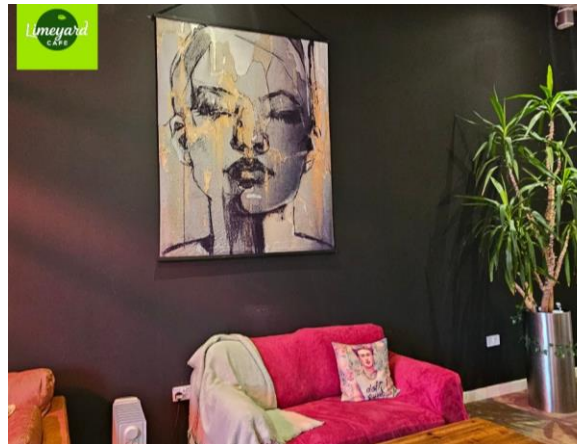
Further information and a recommendation report is available to seriously interested parties on request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](http://shepherd.co.uk)

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