

TO LET

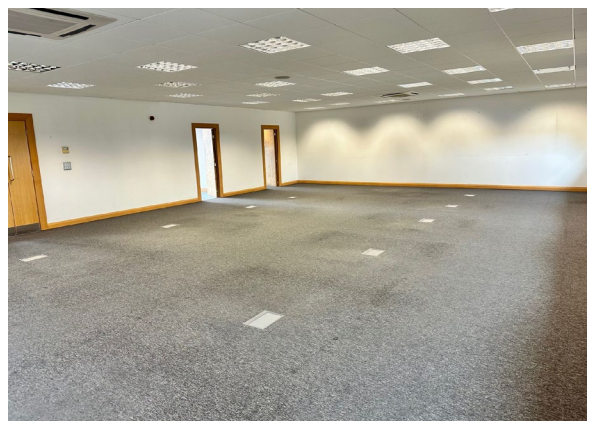


Office Pavilion

Aberdeen, Unit 22 Twin Spires Business Centre,
Mugiemoss Road, AB21 9BG

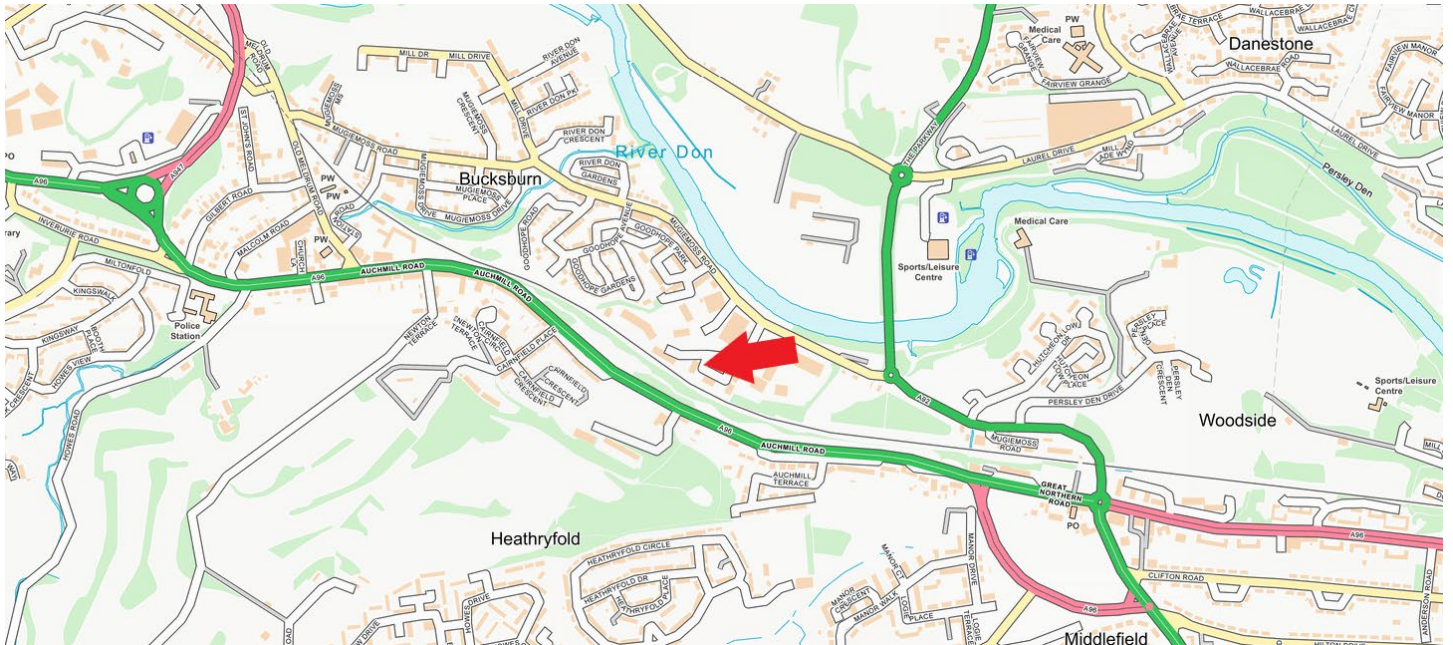
281.95 sq m (3,035 sq ft)

- 9 Car Parking Spaces
- Full disabled access via lift
- Modern specification throughout
- Open plan configuration with meeting rooms
- Can be let as a whole or floor by floor
- Competitive rental - £10/sq ft



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LOCATION

The available office accommodation is located at Twin Spires Business Centre, an attractive development of eight office pavilions, completed in 2008 by Business Homes CALA.

The property is located a mere 3 miles north of the city centre, on the south side of Mugier Moss Road. By virtue of its location, the development benefits from excellent transport links. The business park benefits from easy access to the North, via the A90 or West via the A96. Furthermore the site is only a short distance from Aberdeen International Airport. Nearby occupiers include Axxess, Bertling and Converged.

The exact location can be seen on the above plan.

DESCRIPTION

The office accommodation comprises a semi-detached, office pavilion over ground and first floors of modern specification. The property generally comprises modern, open plan working space offering flexibility for an incoming tenant. The installation of partition walls around the periphery of the floor plate has allowed for kitchen facilities and meeting rooms to be created. Ladies, gents and disabled toilets are located within the common core at both ground and first floor levels. The building benefits from a passenger lift and the suites are fitted with comfort cooling, suspended ceilings, raised access floors and recessed lighting.

To the front of the building are 9 car parking spaces.

The landlord will give consideration to letting the building as a whole or on a floor-by-floor basis.

FLOOR AREAS

The subjects provide the following floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor	141.86 sq m	(1,527 sq ft)
First Floor	140.09 sq m	(1,508 sq ft)
Total	281.95 sq m	(3,035 sq ft)

RENT

£10/sq ft

LEASE TERMS

Our client is seeking to lease the premises on full repairing and insuring terms for a duration to be agreed.

VAT

Any rent quoted is exclusive of VAT which may be applicable.

RATING ASSESSMENT

The valuation role shows a rateable value of £33,500 with effect from 1st April 2023.

The Uniform Business Rate for the year 2025/2026 is 49.8p in the £. Water and waste water rates are also payable.

Any ingoing occupier will have the right to appeal the rateable value.

ENERGY PERFORMANCE CERTIFICATE

Full documentation is available upon request.

ENTRY

On conclusion of all legalities.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

All offers should be submitted in writing to the joint agents who will also make arrangements to view.

Contact

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