

TO LET



City Centre Office Suites

Aberdeen, 42 Union Terrace, AB10 1NP

Suites Available from: 21.30 sq m (229 sq ft) to 186.37 sq m (2,009 sq ft)

- Flexible lease terms available
- Rents from £2,000 per annum
- Available for negotiable duration

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LOCATION

The premises are located on the West side of Union Terrace, at its junction with Skene Terrace, in the heart of Aberdeen City Centre. The property has a pleasant outlook, overlooking the recently re-developed Union Terrace Gardens, His Majesty's Theatre and the Central Library.

Union Street, Aberdeen's principal retail and commercial thoroughfare and the bus and railway stations are within a 10 minute walk of the property. There is a vast array of local amenities, and public transport is readily accessible.

Nearby Occupiers include Oxfam, Cancer Research UK, KJ Tait Engineers, Mains Highland Mens Wear and Ellee's Hair Design.

The exact location can be seen on the above plan.

DESCRIPTION

The building comprises office suites on the 1st, 2nd floor and 3rd floors of a substantial period building of granite and slate construction. The suites benefit from original design features. Shared toilet facilities are located on the 2nd floor.

Two parking permits per business can be purchased from Aberdeen City Council and the Denburn Multistorey car park is close by.

The suites are available individually or in any combination.

AVAILABILITY

The floor areas were measured in accordance with the RICS Code of Measuring Practice (6th edition)

Description	sq m	sq ft	Rent
1st Floor Suite A	69.00	743	£7,000
1st Floor Suite B	60.75	654	£6,000
2nd Floor Suite B	56.62	609	£5,000
2nd Floor Suite C	21.30	229	£2,000
2nd Floor Suite D	28.55	307	£2,500
3rd Floor	61.82	665	£4,500

LEASE TERMS

The suites are available for a negotiable lease duration.

RATEABLE VALUES

Further information on the rates breakdown on a per suite basis can be made available on request. Any ingoing tenant will have the right to appeal the rateable value and may also be entitled to rates relief through the Small Business Bonus Scheme. Interested occupiers are advised to confirm the rates position with the Assessors office.

VAT

VAT is payable in addition to all monies due under the lease.

SERVICE CHARGE

A service charge will apply for the management of the common parts.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC and recommendation report is available upon request.

ENTRY

Immediate entry available on most suites

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 sole letting agents who will also make arrangements to view.

Contact

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