50 | Huntly Street

Aberdeen, AB10 1RS

To Let

Refurbished Office Suites Within a High-Profile Period Building

1,456 sq.ft.

A DEVELOPMENT BY SRE

Last Remaining Suite





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KEY POINTS

- Fully refurbished accommodation
- Plug and Play option available
- Fully accessible
- EPC Rating A
- Excellent car parking provisions within the City Centre
- Secure Paxton Entry System
- All inclusive rents and flexible lease terms available

Location

50 Huntly Street is located only a one-minute walk to Union Street, the heart of Aberdeen city centre, and provides easy access to the bus and rail stations.

By virtue of its location, the property benefits from an array of amenities such as restaurants, cafes, retail and leisure facilities.

1 Music Hall
2 His Majesty's Theatre
3 Aberdeen Art Gallery
4 Bon Accord Shopping Centre
5 Common sense café
6 Sugarbird On the Terrace
7 Wild Goose
8 Chaophrya
9 Mercure Aberdeen Caledonian hotel
10 Café Andaluz
11 Santander
12 Barclays
13 Holiday Inn Express
14 Mi Amore



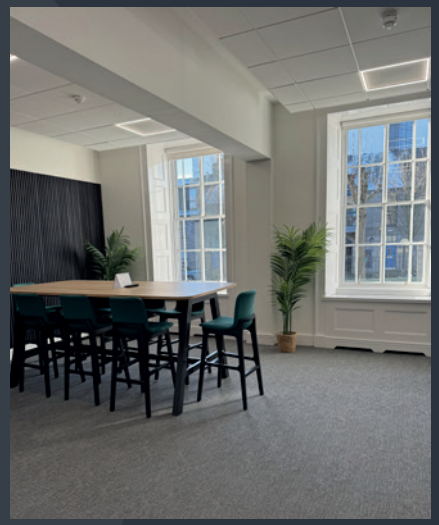
50 | Huntly Street

Description

50 Huntly Street is an imposing and historic, traditional granite building, constructed in the mid 19th Century and designed by John Smith – City Architect. More recently, the building has been transformed for office use. The entire building has recently undergone a comprehensive refurbishment to provide modern open plan accommodation. Specification includes a full overhaul of HVAC systems, new floor coverings, full redecoration and new LED lighting.







The refurbished space can be offered as Cat A or alternatively the landlord can work with an occupier to deliver a Cat B turnkey fit out and / or plug and play option.

Following recent successful lettings, the available accommodation is on Level 1. This floor benefits from windows on both the north and south elevation, therefore benefiting from good levels of natural daylight.

Any occupier located on Level 1 can make use of an attractive meet and greet area on the ground floor next to the main entrance door. There is also further break out space located within Level 1.

Additionally, the property benefits from lift access to each floor, accessible WC's located throughout, designated male and female WC's and shower facilities.

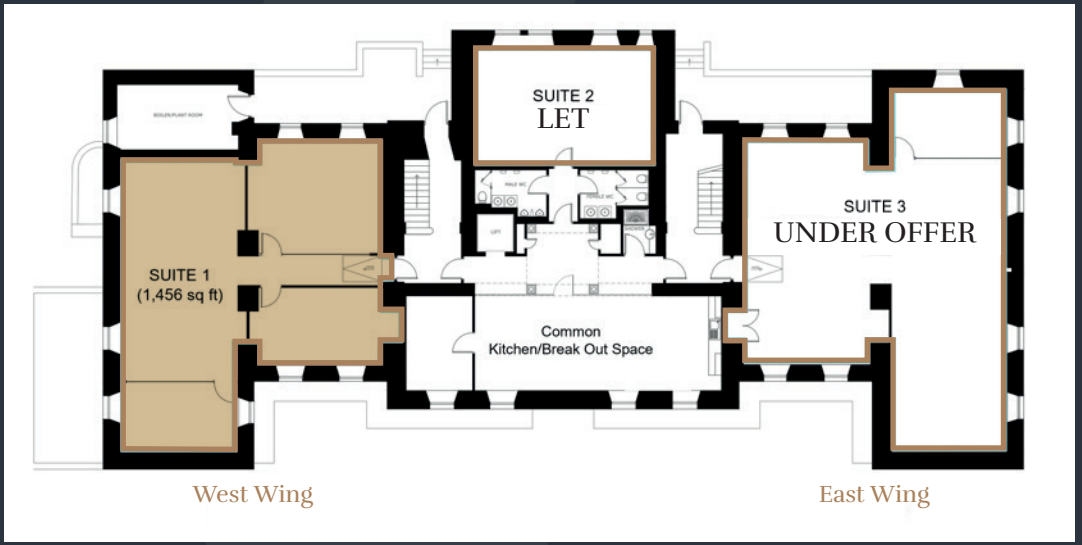
Availability

Approximate floor areas measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor	*Suite*	*Sq.ft*	*Sq.m*
Level 1	1	1,456	135.27

Car Parking

Car parking is available with all suites.







Rent

Base Rent: £15 per Sq.ft.

All inclusive Rent: £30 per Sq.ft

The all-inclusive rental includes base rent, service charge, dilapidations, and utilities within demised areas.

Lease Terms

Flexible lease terms are available, with further details available upon request.

Business Rates and Water Charges

By virtue of their occupation, tenants are responsible for business rates and water charges. An incoming occupier may also be entitled to certain relief from rates under the various schemes currently available. Further details are available on request.

EPC

The building has a current EPC rating of A(10). Full documentation can be provided on request.

Insurance

Building insurance is payable in addition to all figures quoted, with contents insurance the responsibility of the tenant.

Legal Costs

Each party will be responsible for their own legal costs. The occupier will be responsible for any LBTT and Registration Dues, if applicable.

VAT

Any monies quoted are exclusive of VAT, which may be payable.

AML

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

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1,456 sq.ft.

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Further Information

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