

Ryden

TO LET

**CITY CENTRE OFFICE
ACCOMMODATION WITH DESIGNATED
CAR PARKING**

106.46 - 328.10 SQ M (1,146 - 3,532 SQ FT)



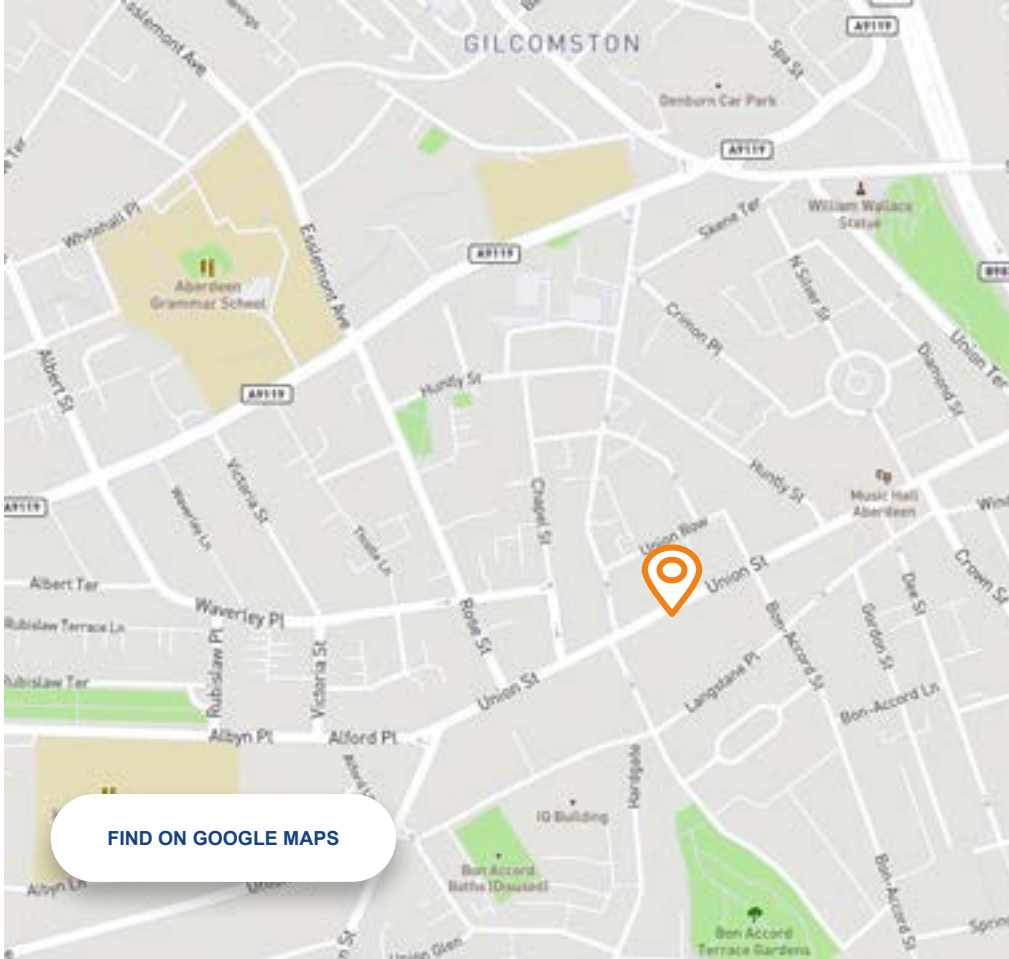
**FIRST & SECOND
FLOORS,
AMICABLE HOUSE,
252 UNION STREET,
ABERDEEN,
AB10 1TN**

**OFFICE SUITES SUITABLE
FOR A RANGE OF USES
INCLUDING PROFESSIONAL
SERVICE AND LEISURE
(SUBJECT TO PLANNING)**

**DESIGNATED CAR
PARKING AT REAR**

**RATES RELIEF SCHEME
AVAILABLE**

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)



FIRST & SECOND FLOORS | AMICABLE HOUSE | 252 UNION STREET | ABERDEEN | AB10 1TN

LOCATION

Amicable House occupies a prominent position on the North side of Union Street, Aberdeen's principal commercial thoroughfare, within the established city centre office corridor. The subjects are well positioned to benefit from significant public and private sector investment associated with Aberdeen City Centre including the ongoing Union Street regeneration project. The property is within walking distance of Aberdeen railway station and more convenient transportation links.

DESCRIPTION

The available accommodation is located on the first and second floors of Amicable House which is a traditional mid-terraced building arranged over ground, first, second, third and attic floors. The subjects comprise of granite construction under a pitched slated roof with secure car parking to the rear. Access to the first and second floors is given by internal staircase and lift and the property benefits from male, female and disabled toilet facilities on each level.

Internally, the subjects comprises refurbished, predominantly open plan accommodation. There are carpeted raised access floors, suspended ceilings incorporating comfort cooling cassettes and Cat 2 lighting. The subjects benefit from timber framed double glazed windows and are decorated to a modern standard. Each suite has a couple of meeting rooms in situ and modern kitchen facilities.

CAR PARKING

The office benefits from parking directly at the rear, a rare commodity for a property located on Union Street. Accessible from Union Row, the subjects have 8 parking spaces.

ACCOMMODATION

We calculate the following approximate Net Internal Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

DESCRIPTION	SQ M	SQ FT
FIRST FLOOR	221.63	2,386
SECOND FLOOR WEST	106.47	1,146
TOTAL	328.10	3,532

RATEABLE VALUE

With effect from 1 April 2026 the Rateable Values are:

	Rateable Value	Rates Relief (an incoming occupier may qualify for the below schemes, subject to eligibility)
First Floor	£17,250	100% Rates Relief for 12 months via Fresh Starts Relief
Second Floor West	£8,400	100% Rates Relief via the Small Business Bonus Scheme

There are separate entities for the car parking spaces with a Rateable Value of £700 per space (RV of £5,600 for 8 spaces).

QUOTING RENT

£10 per sq ft.

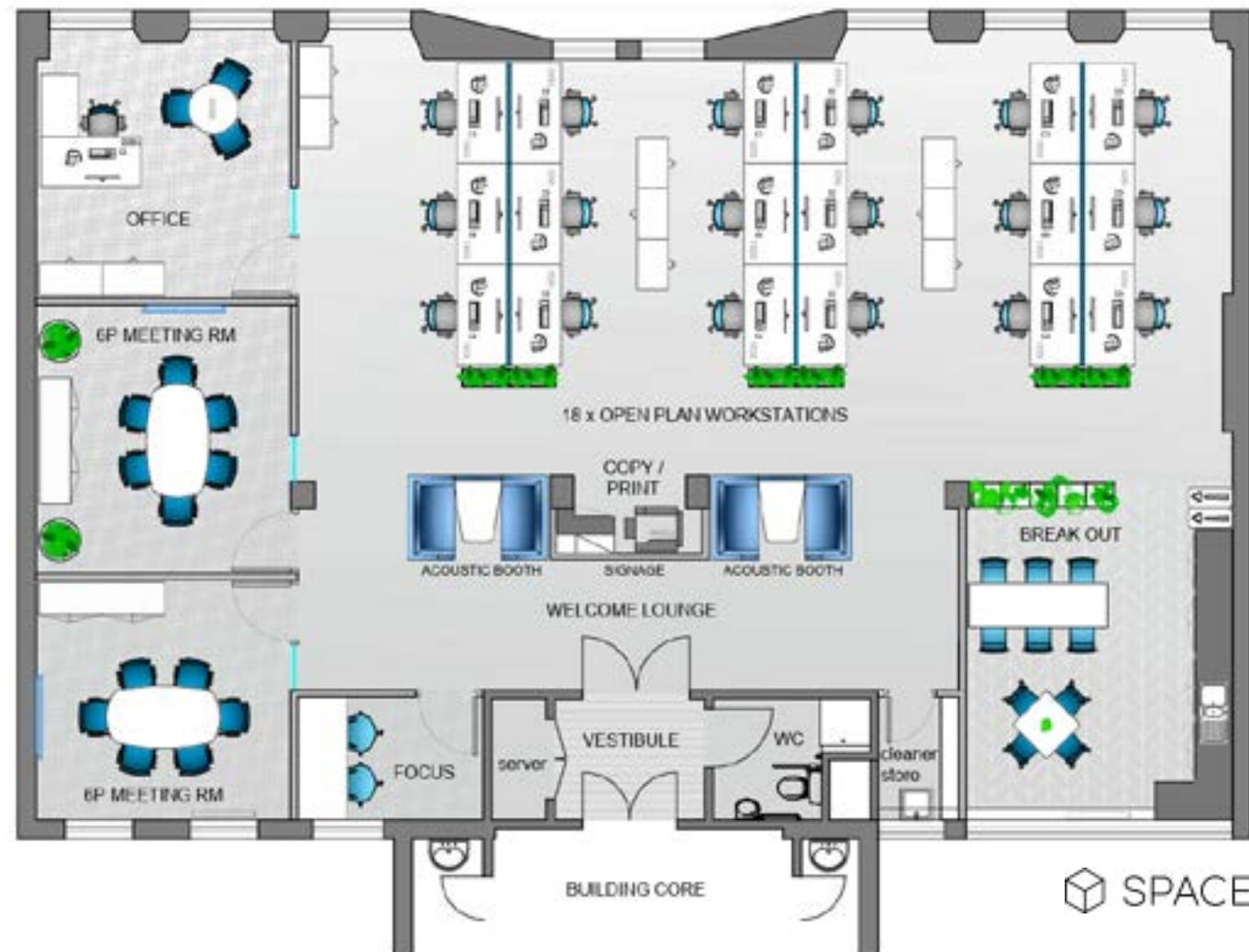
SERVICE CHARGE

£6 per sq ft. (Service charge schedule available upon request.

AMICABLE HOUSE

FIRST FLOOR SUITE

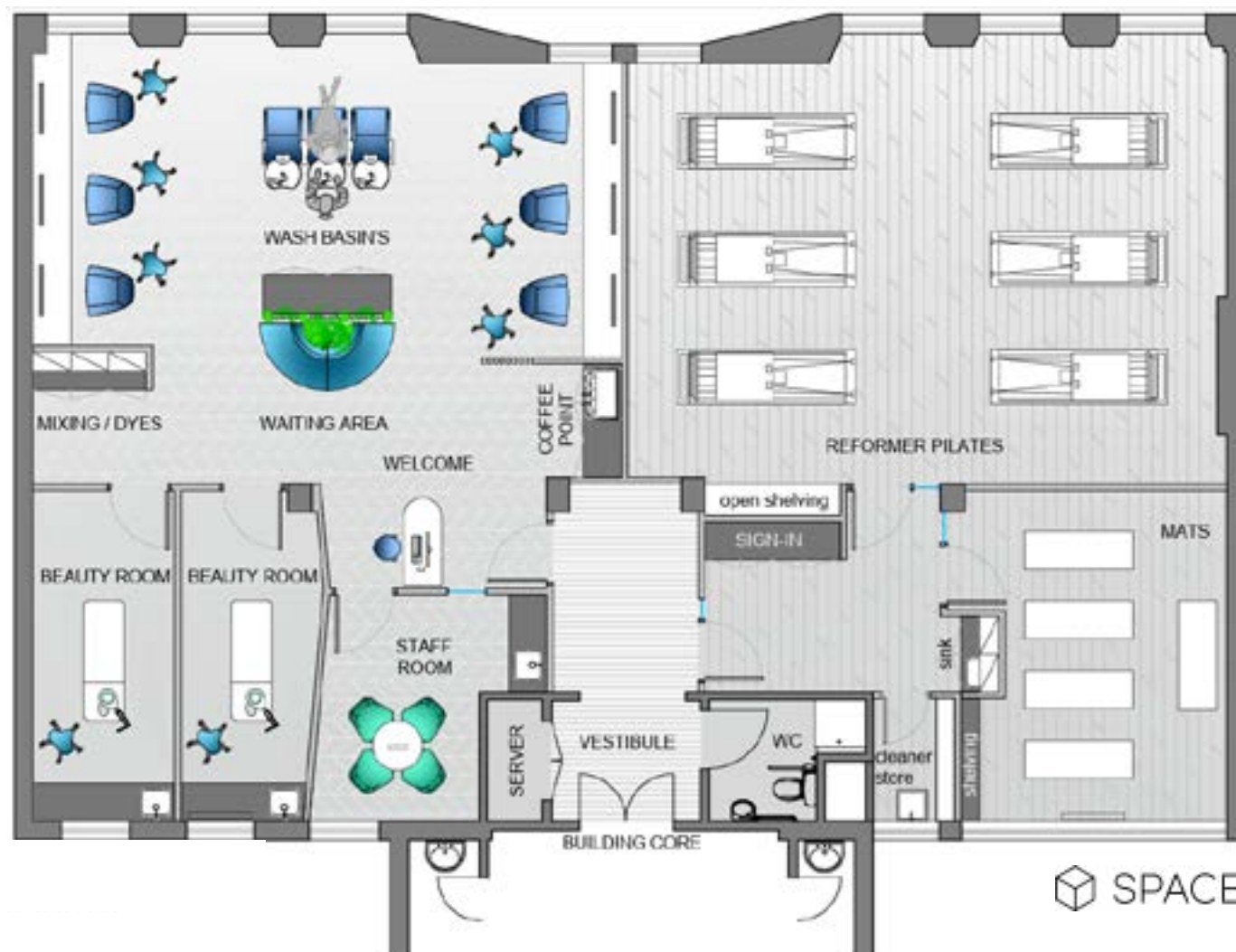
MARKETING TEST FIT
OPTION 1: OFFICE



AMICABLE HOUSE

FIRST FLOOR SUITE

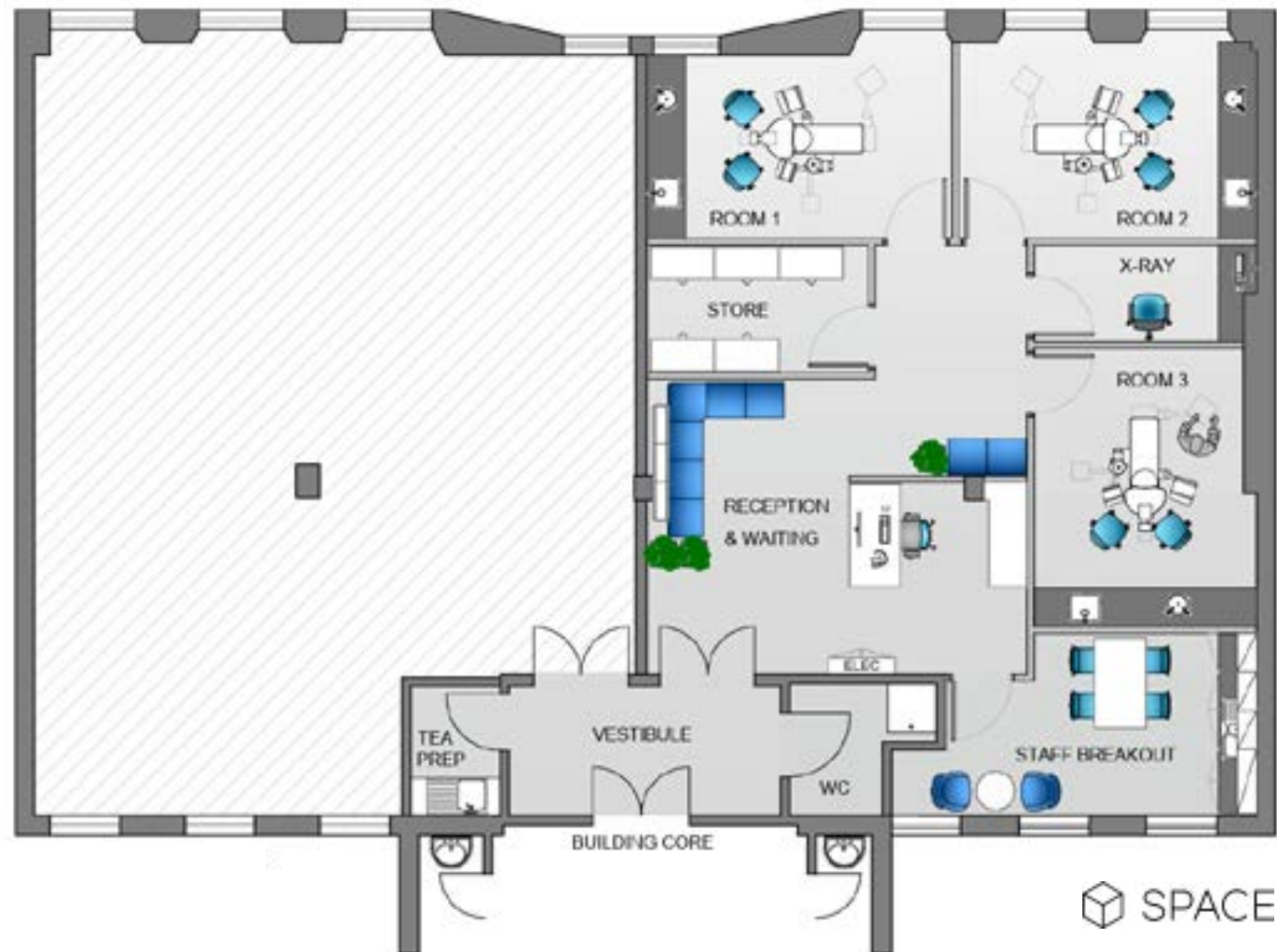
MARKETING TEST FIT
OPTION 3: SPLIT SUITE
PROFESSIONAL SERVICES
& FITNESS



AMICABLE HOUSE

SECOND FLOOR SUITE

MARKETING TEST FIT
OPTION 2: DENTIST





SUMMARY OF YEARLY RUNNING COSTS

Option 1: First Floor (2,386 sq ft)

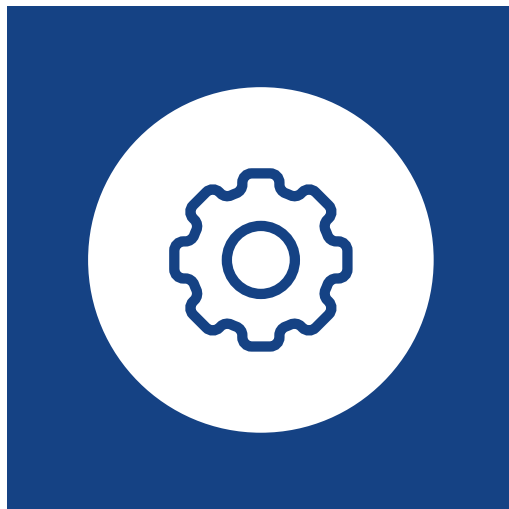
Costs	Year 1 Costs	Year 2 Costs
Rent	£17,895	£23,860
Rates	£0 Via Fresh Starts Relief	£8,297
Service Charge	£14,316	£14,316
TOTAL	£32,211	£46,473

Option 2: Second Floor (1,146 sq ft)

Costs	Year 1 Costs	Year 2 Costs
Rent	£8,595	£11,460
Rates	£0 Via SBBS	£0 Via SBBS
Service Charge	£6,876	£6,876
TOTAL	£15,471	£18,336

Option 3: First & Second Floor (3,532 sq ft)

Costs	Year 1 Costs	Year 2 Costs
Rent	£26,490	£35,230
Rates	£12,338	£12,338
Service Charge	£21,192	£21,192
TOTAL	£60,020	£68,850



TERMS & INCENTIVES

A New Lease is available on Full Repairing and Insuring Terms of negotiable duration.

- Option 1 & 2 are inclusive a 3-month rent free period
- Option 3 is inclusive of a 6-month rent free period

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D. A copy of the EPC and Recommendation Report can be provided upon request.

LEGAL COSTS

In the normal manner, the incoming tenant may be responsible for all legal costs incurred in the transaction, together with any LBTT and registration dues, as appropriate.

VIEWINGS

To arrange a viewing or for further information, please contact the joint letting agents

VAT

All monies quoted are done so exclusive of VAT, which may be applicable.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives / exchange, required to enable the agents to meet their respective obligations under the Regulations.



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ACCOMMODATION**
106.46 - 328.10 SQ M
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GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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Ryden



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