TO LET

AB1:
48 Huntly Street, Aberdeen AB10 1SH

Suite sizes from 5,532 sq ft - 12,010 sq ft

AB1



LOCATION

The subject property is located on Huntly street, in the heart of Aberdeen's City Centre. The property is only a minute walk from Union Street, Aberdeen's main commercial thoroughfare, and benefits from a wide variety of amenities.

Occupiers located nearby include Shell, Deloitte, PwC, Xodus and Dana Petroleum.



BUILDING

AB1 comprises a three storey office building having undergone a full refurbishment programme. This has brought the building up to the standards expected by modern occupiers trying to attract the right staff working in a leading-edge, city centre environment. The offices which are available to let are located on the second floor.

Refurbishment works included the installation of air conditioning and raised flooring throughout, providing maximum flexibility for office space planning. Modern colour schemes and finishes have created a first class working environment. The available space is located on the second floor in offices formerly occupied by the North Sea Transition Authority. The accommodation is split across two wings of equal size; the space is primarily open plan. Wing A comprises four meeting rooms, open plan office space and two smaller private offices. Wing B comprises open plan office space, server room, large contemporary kitchen area and some smaller meeting space.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate net internal areas, to be as follows:

Wing A	511 sq.m.	5,505 sq.ft.
Wing B	518 sq.m.	5,578 sq.ft.
Meeting Room	88 sq.m.	946 sq.ft.

There are a total of 12 car parking spaces, these will be allocated on a pro-rata basis.

As the meeting room is part of the space between the two wings, it theoretically could be let as part of either if the floor were to be split.

AB1



THE OFFICES WHICH ARE AVAILABLE TO LET ARE LOCATED ON THE SECOND FLOOR.

AB1









Rateable Value
We are advised that the subjects are currently entered in the Valuation Roll with a NAV/RV of £248,500 effective from 1 April 2017.

With effect from 1 April 2023 the new proposed NAV/RV is £187,100.

Lease Terms:
The property is available to let on full repairing and insuring terms. The current lease expires on 25th June 2025 however the landlord has intimated that they are willing to negotiate a longer lease term with any ingoing tenant.

Further information is available on request from the letting agents.

Rent:
Upon Application. Payable quarterly in advance and exclusive of VAT.

Energy Performance Certificate (EPC):
The premises currently has an EPC rating of B.

VAT:
All figures quoted are exclusive of VAT.

Legal Costs:
Each party will be responsible for their own legal costs in relation to this transaction. The ingoing tenant or purchaser will be responsible for any LBTT and Registration Dues, if applicable.

Viewings & Further Information:
To arrange a viewing or for further information,please contact:

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