SUITE A & SUITE D

1. ST SWITHIN ROW

ABERDEEN. AB10 6DL

TO LET

Suite A & Suite D

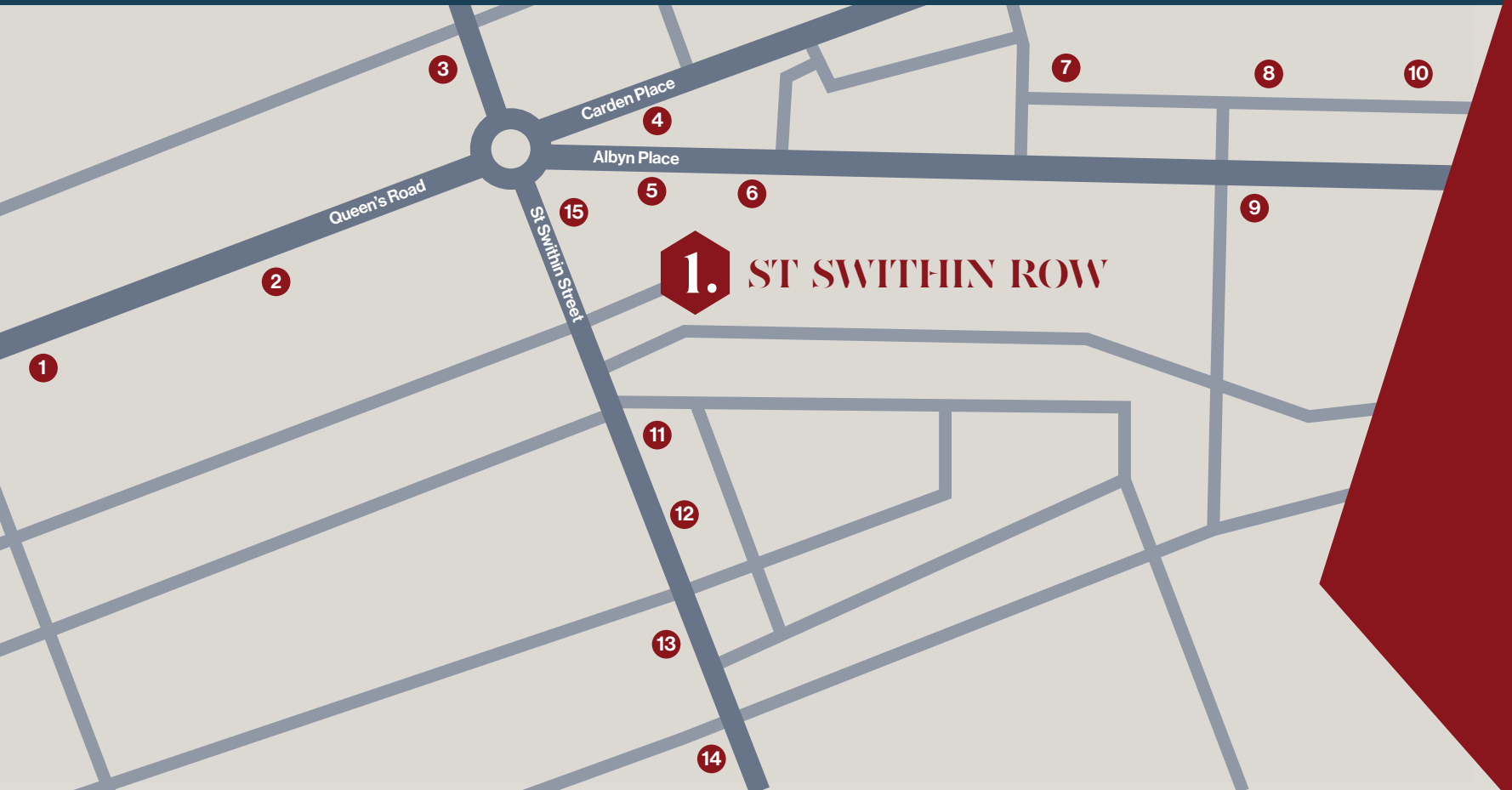
- 937sq.ft - 1,439 sq.ft
- Recently Refurbished
- Plug and Play Option Available
- EPC Rating A
- EV Charging Point

LOCATION

The subjects are located on St Swithin Row within Aberdeen's prestigious West End office district.

The property lies within close proximity to Queen's Road, Albyn Place and Carden Place, and is only a short walk from Union Street, Aberdeen's primary commercial thoroughfare.

Surrounding occupiers include Stronachs, Johnston Carmichael, Q+A Law, RBS and Bank of Scotland.



NEAR BY AMENITIES

1 Albyn School
2 Dutch Mill
3 The Co-Op
4 Café at the Cross
5 Royal Bank of Scotland
6 Bank of Scotland
7 No 10 Bar & Restaurant
8 Amuse by Kevin Dalgleish
9 Albyn Hospital
10 Parx Café
11 Cookie Cult
12 Coppa Coffee
13 Café Cognito
14 Blackbird Cupcake Shop
15 Virgin Money

DESCRIPTION

The suites sit within a modern two storey building of stone construction, under a pitched tiled roof. Suite A lies on the right-hand side of the ground floor, and benefits from full height double glazed windows, which provides excellent levels of natural daylight. Suite D, the smaller of the suites, is situated at first floor level on the left-hand side of the building and incorporates Velux windows.

Internally, Suite A has been newly refurbished to a high standard to provide modern open plan accommodation. Suite D contains a modern open plan office with a meeting room. Both suites benefit from a demised tea prep area and designated male and female WC's. The specification includes carpet tiled flooring, a suspended ceiling grid incorporating comfort cooling and LED lighting. Full network cabling including power, data points and IT is throughout both suites. Access into the suites is taken via a communal front entrance, however Suite A benefits from a secondary access directly into the suite through a side door. The building features an accessible WC, communal shower facilities and a secure entry system allowing 24-hour access.

ACCOMMODATION

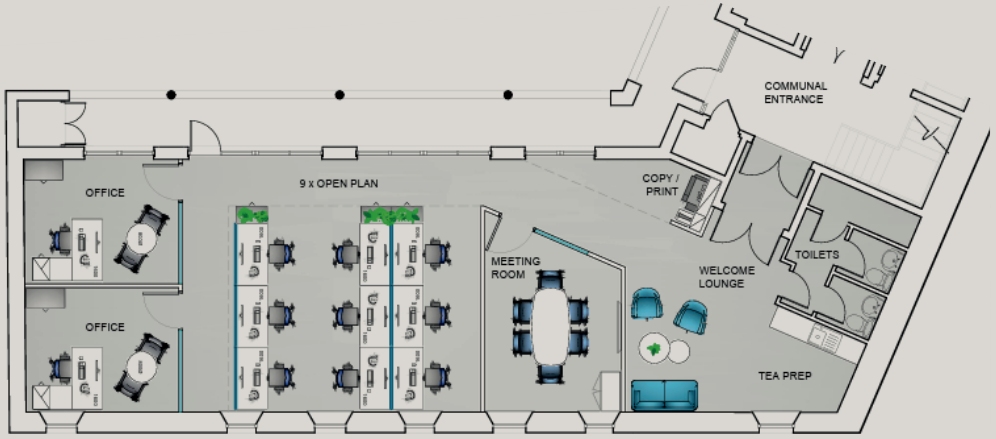
We have calculated the approximate net internal floor areas in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Suite A	**133.7sq.m**	**1,439 sq.ft**
Suite D	**86.81 sq.m**	**937 sq.ft**

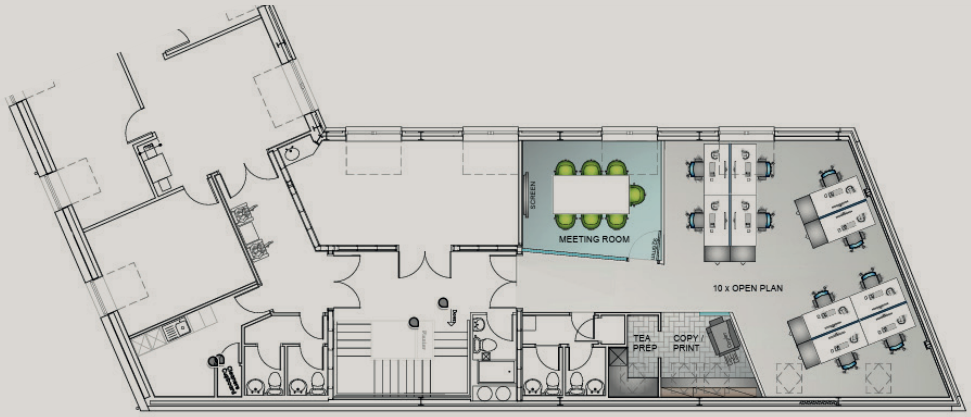
CAR PARKING

There are 4 dedicated car parking spaces with Suite A, one of which includes an EV charging point. Suite D has 2 dedicated car parking spaces. The car park is located to the front of the property. 2 additional parking permits could potentially be available from Aberdeen City Council for each suite.

These space plans are for indicative purposes only.
Fit out arrangements can be flexible to suit an occupier's requirements.



Suite A



Suite D

RENT

On application.

LEASE TERMS

The suites are available on Full Repairing and Insuring terms for a period to be agreed, with longer leases subject to periodic upward only rent reviews.

SERVICE CHARGE

The ingoing tenants will be responsible for the payment of a service charge in respect of the maintenance and upkeep, repair and renewal, etc of the common areas within the building and overall development. Exact service charge and management fee are available on request.

RATEABLE VALUE

The Valuation Roll currently shows a rateable value effective 1st April 2026 of:

Suite A £22,000
Suite D £14,250

RATES DETAIL

Fresh Start relief may be available to an ingoing occupier.

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

The property has an EPC Rating of A.
A copy can be available on request.

AML

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

ENTRY

On conclusion of formal legal missives.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

Suite D

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VIEWING & FURTHER INFORMATION

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