Ryden

TO LET

OFFICE SUITE
557.9 SQ/M (6,005 SQ/FT)



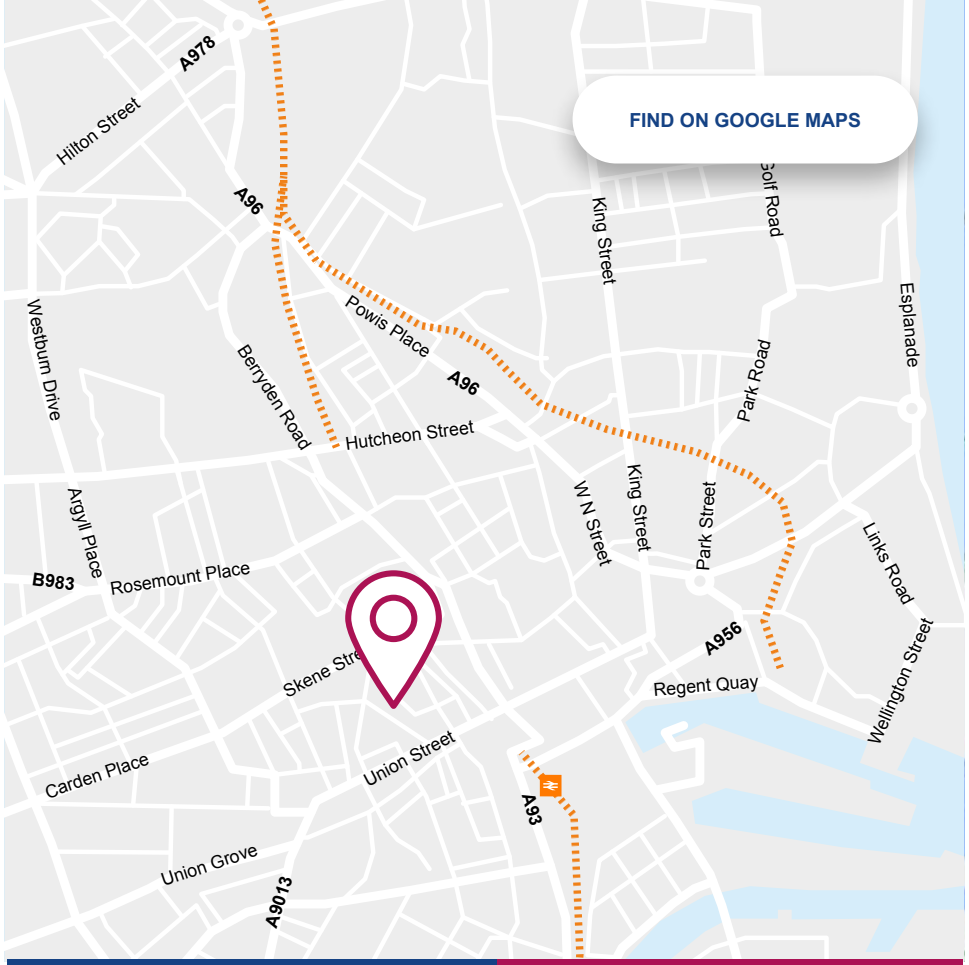
48 HUNTLY STREET
ABERDEEN
AB10 1SH

MODERN OFFICE SUITE

FULLY REFURBISHED

12 CAR SPACES

LOCATED IN ABERDEEN CITY CENTRE



THE SUBJECT PROPERTY IS LOCATED ON HUNTLY STREET, IN THE HEART OF ABERDEEN'S CITY CENTRE.

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.

DESCRIPTION

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 are located on the first 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.

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:

	SQ M	SQ FT
OFFICE	513.8	5,530
MEETING ROOM	44.1	475
TOTAL	557.9	6,005

12 car spaces located within the secure car park

RATEABLE VALUE

The subjects are currently entered in the valuation roll with an RV of £108,600.

LEASE TERMS

Our client is seeking to assign or sub-lease their leasehold interest in the premises which runs until 30th August 2028.

RENT

The present passing rent is £120,100 per annum, 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.



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GET IN TOUCH

To arrange a viewing, or for further information, please contact:

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Ryden

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 identif ying 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. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **February 2024**

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