Ryden

TO LET

TO BE REFURBISHED MODERN CITY CENTRE OFFICE SUITES WITH CAR PARKING

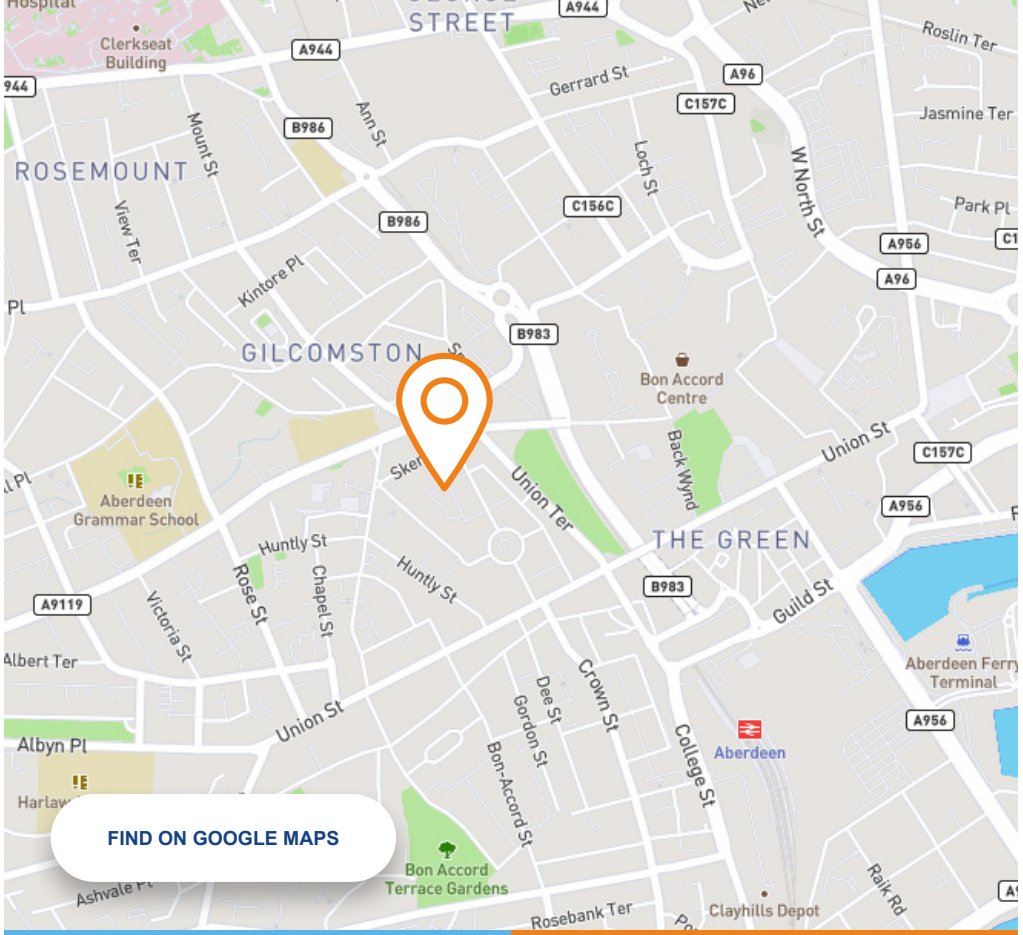
SUITES FROM 108 SQ M (1,162 SQ FT) TO 339 SQ M (3,651 SQ FT)



FIND OUT MORE AT RYDEN.CO.UK

MIGVIE HOUSE
NORTH SILVER STREET
ABERDEEN
AB10 1RJ

- GOOD QUALITY OFFICE SPACE
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING
- AVAILABLE IMMEDIATELY



MIGVIE HOUSE | NORTH SILVER STREET | ABERDEEN | AB10 1RJ

LOCATION

The subjects are located on the west side of North Silver Street, just off Golden Square, circa 500 yards north of Union Street. The location is popular with office occupiers, as well as an affluent private residential occupiers. In close vicinity are a selection of pubs and hotels.

Occupiers nearby include; Raeburn Recruitment, Codify, Core Oil & Gas, Hays, Worley Parsons, Mott MacDonald, Wilsone & Duffus, Tawse & partners, George Watt & Stewart architects, Dana Petroleum & Faffless

DESCRIPTION

The subjects comprise the west wing of the ground, first and second floor and second floor of the east wing of an attractive modern office suite. The suites are to undergo a full refurbishment to include new wall and floor coverings, upgraded lighting arrangements and upgraded kitchen facilities.

ACCOMMODATION

We have calculated the following approximate net internal floor areas of the suite in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:-

DESCRIPTION	SQ M	SQ FT
MAIN BUILDING	339	3,651
FIRST FLOOR WEST WING	130	1,400
SECOND FLOOR EAST WING	116	1,246
SECOND FLOOR WEST WING	108	1,162

CAR PARKING

The suites benefit from the following dedicated car parking spaces:

MAIN BUILDING	6
FIRST FLOOR WEST WING	3
SECOND FLOOR EAST WING	2
SECOND FLOOR WEST WING	2

RENT

On application.

LEASE TERMS

The subjects are offered on the basis of a new Full Repairing and Insuring lease.

SERVICE CHARGE

The tenant will be liable for a service charge payment in respect of the upkeep of the internal and external common areas of the building and development allocated on a pro-rata floor area basis.

Details of the service charge budget is available to interested parties from the sole letting agent upon request.

EPC

The subjects have an EPC Rating of E. A copy of the Recommendations Report can be provided upon request.

RV

The subjects are currently entered in the Assessor's Valuation Roll as follows:

MAIN BUILDING	£42,750
FIRST FLOOR WEST WING	£18,000
SECOND FLOOR EAST WING	£13,250
SECOND FLOOR WEST WING	£12,000

ENTRY

Upon agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

TO LET

MODERN REFURBISHED OFFICE SUITES WITH PARKING

1,162 - 3,651 SQ FT (108 - 339 SQ M)



MIGVIE HOUSE
NORTH SILVER STREET
ABERDEEN
AB10 1RJ

GET IN TOUCH

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

Arron Finnie
T 07880 716 900
E arron.finnie@ryden.co.uk

Erin Chessor
T 07570 382 544
E erin.chessor@ryden.co.uk

Ryden
The Capitol
431 Union Street
Aberdeen
AB11 6DA
01224 588 866

ryden.co.uk

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. **January 2025**