

TO LET

OPEN PLAN OFFICE SUITE WITH UP TO 4 CAR PARKING SPACES

**GRAHAM
SIBBALD**



HEADLAND HOUSE, 469 – 473 UNION STREET, ABERDEEN, AB11 6DB

- Total office space: 148.64 sq.m (1,600 sq. ft.)
- Up to 4 exclusive car parking spaces
- Located on Aberdeen's main thoroughfare

LOCATION

The property is situated on the south side of Union Street Aberdeen's principal shopping thoroughfare with secondary access from Justice Mill Lane and adjacent to the major office developments of The Capitol and the Silver Fin. Large array of amenities in immediate vicinity.

DESCRIPTION

The property comprises the entire third floor within a three-storey mid-terraced building of stone and slate construction. There is also a modern extension of concrete block, harled externally with a slate-covered roof.

Internally the accommodation provides an open plan office, kitchenette, cleaners cupboard, male and female toilets. Heating is by electric convertors.

ACCOMMODATION

The property provides the following accommodation and floor areas NIA:

Office Space Available	Sq. m.	Sq. ft.
Third Floor	148.64	1,600

CAR PARKING:

Up to 4 exclusive car parking spaces can be provided to the rear of the building, accessed from Justice Mill Lane.

RENT

£10,000 per annum to include up to 1 car space. Additional spaces at £1,000 per space.

LEASE TERMS:

The property is offered on a new Full Repairing and Insuring lease for a period to be negotiated.

RATING

The property is entered in the current valuation roll as follows: Rateable Value - £16,000. The proposed Rateable Value for 2023 is — £12,000. The Uniform Business Rate for the year 2023/2024 is 49.8 pence in the £.

This property should qualify for 100% relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

(EPC):

The subjects have a current Energy Performance Certificate of G.

VAT:

All figures quoted are exclusive of Value Added Tax.

LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWING:

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



To arrange a viewing please contact:



Euan Rolland
Graduate Surveyor
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07825 875303

Alex Robb
Chartered Surveyor
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IMPORTANT NOTICE

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