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The Capitol, 431 Union Street, Aberdeen, AB11 6DL

TO LET

**CITY CENTRE OFFICE ACCOMODATION WITH DESIGNATED
CAR PARKING**

**100% Rates
Relief Available**



**BELGRAVE HOUSE
BELGRAVE TERRACE
ABERDEEN
AB25 2NR**

Viewing strictly by appointment
with the sole letting agents:

Floor Area:
136.61 sqm (**1,470 sq ft**)

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Location:

Belgrave House is located just off Belgrave Terrace within the West End of Aberdeen. The immediate area is of mixed use with a number of residential and commercial properties in close proximity, including a number of shops and licensed premises/cafes within walking distance located in the popular Rosemount area of Aberdeen.

Nearby occupiers include; Aberdeen Property Leasing, Rosemount Pharmacy, Skene House and Police Scotland.

The location is shown on the plan above which is provided for indicative purposes only.

Description:

The subjects comprise a modern detached office building arranged over two levels with a large secure private car park to the front.

The office accommodation consists of plasterboard lined walls, carpeted floors, Cat 2 lighting, gas radiator central heating and offers a mix of open plan and cellular work space. Suite 1 and Suite 2 benefit from tea prep facilities whilst there are shared toilet facilities for the ground floor suites.

Car Parking:

The secure car park is located at the front of the premises and can be accessed via Belgrave Terrace. The parking allocation for the vacant suites are as follows;

- Suite 1A: 2 parking spaces
- Suite 2: 3 parking spaces

Rateable Value:

We are advised that the subjects are currently entered in the Valuation Roll as follows:

- Suite 1A: £7,400, effective from 1 April 2023
- Suite 2: £8,100, effective from 1 April 2023

If let on a suite by suite basis, the Suite 1A and Suite 2 will benefit from **100% Rates Relief** under the Small Business Bonus Scheme.

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:

Description	Sq m	Sq ft
Suite 1A	66.01	710
Suite 2	70.60	760
Total	136.61	1,470

Lease Terms:

The properties will be available on full repairing and insuring terms. Further information will be available on request.

Suites can be let on an individual basis or all together.

Rent:

Upon application.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of C.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

Viewing & Further Information:

For further information or to arrange a viewing, please contact:

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