

Ryden

TO LET

**MODERN OFFICE WITH
DESIGNATED PARKING
92.44 M² (995 SQ FT)**



**60 DEE STREET
ABERDEEN
AB11 6DS**

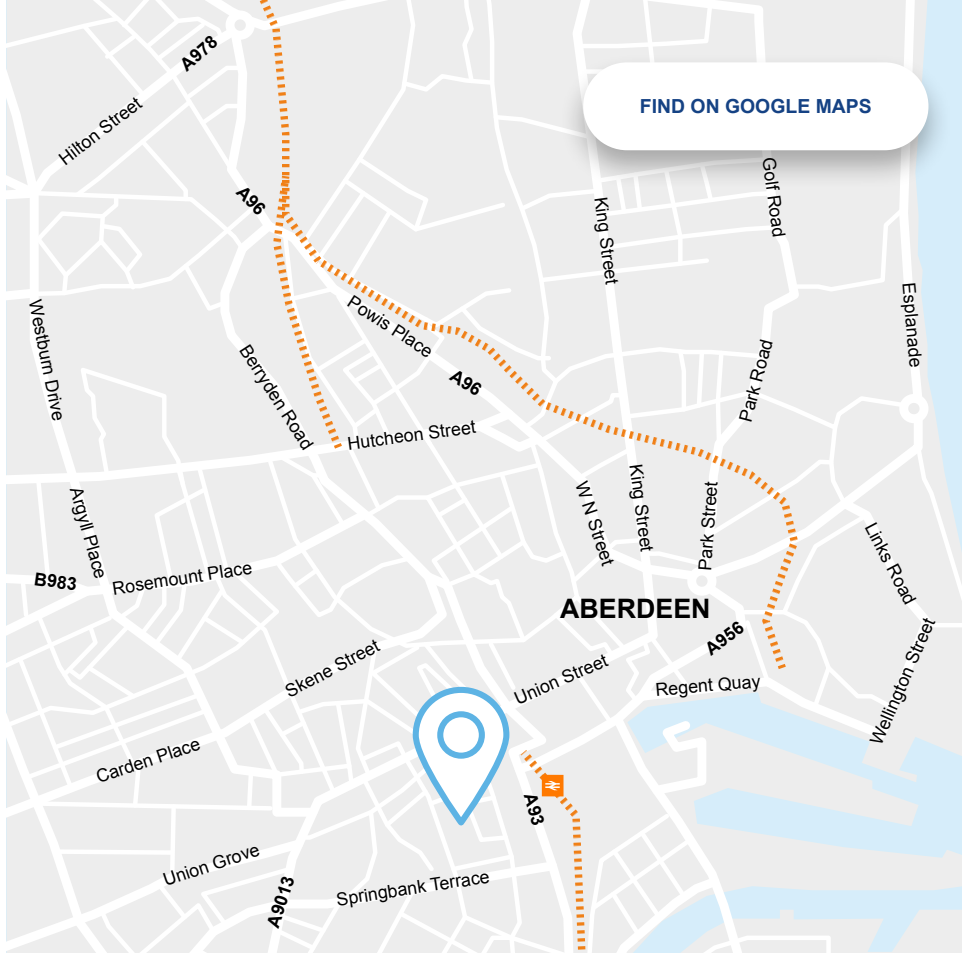
**MAY QUALIFY FOR
100% RATES RELIEF**

**LOCATED ON THE SOUTH
SIDE OF DEE STREET IN THE
HEART OF THE CITY CENTRE**

**FIRST AND SECOND
FLOORS OF AN END-
TERRACED TOWNHOUSE,
WITH ACCOMMODATION
OVER TWO FLOORS**

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FIND ON GOOGLE MAPS

LOCATION

The building is located on the South side of Dee Street in the heart of the city centre. By virtue of its central location the office benefits from close proximity to all city centre amenity. With shops and cafes close by for business lunches and out of office meetings. The property also boasts strong public transport links with Aberdeen Bus Station and Train Station within a short walk. There is a mix of residential and commercial occupiers within the vicinity. Nearby commercial occupiers include Shell, Aberdeen Considine, Café Andaluz, The Jewel in the Crown, Slater Menswear, James & George Collie & Margaret Duffus leasing.

DESCRIPTION

The subjects comprise the first and second floors of an end-terraced townhouse, with accommodation over two floors. The outer walls of the townhouse is of solid granite construction that is pointed externally. The roof is of a pitched timber frame design and clad with slates. The internal layout is a mix of modular and open plan, encompassing private offices, meeting rooms and a tea prep area. The premises is serviced by a gas central heating system with LED lighting arrangements, and benefits from data cabling throughout. The subjects benefit from 3 private parking spaces located to the rear of the building.

RATEABLE VALUE:

The premises are currently entered in the Valuation Roll with a Rateable Value of: Office: £7,400 Parking: £3,000 The subject may qualify for 100% rates relief. Interested parties are advised to contact the Local Authority to ensure they qualify for any relief that may be available..

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th edition) and extend to the following net internal areas:

	SQ M	SQ FT
FIRST FLOOR	61.13	658
SECOND FLOOR	31.31	337
TOTAL	92.44	995

RENT

Upon application.

VAT

All rents, prices and premiums are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D.

A copy of the EPC and Recommendations Report is available on request.

LEASE TERMS

The property is available on a full repairing and insuring, any medium to long term leases will be considered.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues, if applicable

THE PROPERTY ALSO BOASTS STRONG PUBLIC TRANSPORT LINKS WITH ABERDEEN BUS STATION AND TRAIN STATION WITHIN A SHORT WALK



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(995 SQ FT)**



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GET IN TOUCH

Viewing strictly by appointment with the sole letting agents.

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Ryden

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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 identifying 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 inspection 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. **December 2023**

