

Ryden.co.uk
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The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET

DETACHED OFFICE PREMISES WITH PARKING



SUFFOLK HOUSE
PITMEDDEN ROAD
DYCE
ABERDEEN
AB21 0DP

Viewing is strictly by arrangement
with the sole letting agent.

Floor space:
269.78 sq m (2,904 sq ft)

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Location:

The subjects occupy a prominent position on the east side of Pitmedden Road within Pitmedden Industrial Estate. The subjects are located in close proximity to Aberdeen Airport and have excellent commuter links to Aberdeen City Centre via the A947.

Other occupiers in close proximity include: Oceaneering, Weatherford, Baker Hughes, Aker and Stork.

The exact location is shown on the Ordnance Survey Extract above.

Description:

The property comprises a standalone detached office building arranged over ground and first floor. The subjects benefit from a flat roof and a part clad/part brickwork externally with a mixture of uPVC and timber framed windows.

Internally, the subjects comprise a mixture of cellular offices at the ground floor level with larger open plan office accommodation at the first floor level. The offices are generally in good order throughout with carpet tile flooring, painted plasterboard lined walls and suspended ceiling tile grid with CAT 2 lighting. The subjects also benefit from perimeter trunking and electric panel heating throughout.

At ground floor level, the subjects benefit from male and female toilets and separate tea prep area, together with air conditioned

IT server room. At first floor level, the subjects benefit from a male toilet and staff canteen.

Car Parking:

The building benefits from 24 designated parking spaces.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following net internal floor areas derived: -

Ground Floor	269.78 sq m	(2,904sq ft)
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Rent:

£85,000 per annum, exclusive of VAT.

Rateable Value:

With effect from 1 April 2023 the new proposed Rateable Value of the subjects is £71,500 (formerly £76,500). Please note this figure is draft and may be subject to change under the ongoing Rating Re-assessment.

Details on the current uniform business rate and sewage rates are available on request.

Lease Terms:

Our client is willing to lease the subjects on effective full repairing and insuring terms for a negotiable period. Regular rent reviews will be incorporated within any new lease structure.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of F.

A copy of the EPC and the Recommendation Report can be provided upon request.

VAT:

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

Legal Costs:

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

Viewing:

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

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