

# TO LET

## SUPERB OPEN PLAN CITY CENTRE OFFICES

### 4<sup>TH</sup> FLOOR / JOHNSTONE HOUSE

52-54 ROSE STREET . ABERDEEN

- Excellent city centre location
- Predominantly open plan office accommodation plus private offices and meeting rooms
- **660.69 m<sup>2</sup> (7,112 ft<sup>2</sup>)**
- 6 car parking spaces



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## LOCATION

The subjects are located on the east side of Rose Street, midway between its junctions with Skene Street and Thistle Street within the heart of Aberdeen City Centre.

The subjects are also located approximately 200 metres from Union Street which is Aberdeen's principal commercial thoroughfare and in close proximity to Aberdeen's popular West End office district.

**The location of the property therefore provides excellent access to both the private and public transport links serving the City.**

Selected occupiers within the building at present include: **Arnlea Systems, FRP Advisory and Ledingham Chalmers.**

The exact location of the building is highlighted on the plan below.



## DESCRIPTION

The subject comprise a modern office suite within a city centre multi occupancy building which has been significantly upgraded in recent years. The 4th floor has been split into two wings, the first which comprises a predominantly open plan working environment with a series of glass fronted private offices. The second wing has been fitted out to provide a series of modern high quality meeting rooms, seminar rooms and a board room.

The property itself has been fitted out to a high standard and benefits from the following:-

- **Excellent mix of open plan working areas, private offices and meeting room facilities.**
- **Raised access floors with floor boxes providing IT and power connections.**
- **Modern suspended acoustic ceiling incorporate Category 2 style lighting.**
- **Ceiling integrated comfort cooling system.**

In addition to the above, Johnstone House benefits from a secure entry system with electronic swipe card and a refurbished shared reception facility at ground floor level.

Three passenger lifts provide access to each floor landing where ladies, gents and disabled toilet facilities can be found.

## ACCOMMODATION / FLOOR AREAS



Indicative floor layout

The subjects provide the following accommodation:-

**Main Open Plan Office Area with 8 Private Offices, Photocopy Area, Safe Storage Area, Staff Kitchenette & Reception.**

**A further wing comprising 2 Seminar Rooms, 3 Meeting Rooms, Board Room & Kitchen.**

**Long Wing 495.21 m<sup>2</sup> (5,330 ft<sup>2</sup>) / Short Wing 165.48 m<sup>2</sup> (1,781 ft<sup>2</sup>)**

**Total 660.69 m<sup>2</sup> (7,112 ft<sup>2</sup>)**

The above mentioned floor areas have been calculated on an IPMS 3 – Office basis in accordance with the RICS Property Measurement 1st Edition as prepared by the RICS.

### CAR PARKING

The suite benefits from 6 exclusive car parking spaces.



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## SERVICE CHARGE

A service charge is currently in place which covers external maintenance, insurance, water rates and other service expenditure. Details of the service charge can be made available to genuinely interested parties.

## LEASE TERM

The suite is currently held on Full Repairing and Insuring lease expiring on 11 September 2027 with a tenant only break option as at 15 January 2025. The next rent review is on 12 September 2017. The current passing rent is £185,000 p.a.

Our clients are seeking to assign their interest in the lease, however, consideration may be given to a sub-lease.

## RATING

The subjects are currently entered in the Valuation Roll at a Net and Rateable Value of £153,000. We would point out that an incoming proprietor would have the opportunity to appeal this Rateable Value.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been undertaken on the property and will be available to interested parties.

## VAT

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

## VIEWING

For further information or viewing arrangements please contact the joint agents:-



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