

**RENTAL
£5 PSQFT**

CITY CENTRE OFFICE

- > OPEN PLAN OFFICE ACCOMMODATION
- > RENTAL INCLUSIVE OF SERVICE CHARGE £50,000PA
- > BENEFITS FROM LIFT ACCESS
- > AREA : 929.87SQM (10,009SQFT)
- > CAN BE LET IN WHOLE OR PART
- > POTENTIAL FOR 100% RATES RELIEF FOR 12 MONTHS VIA THE FRESH START RELIEF SCHEME

TO LET

UNIT 26 & 27, 2ND FLOOR, THE ACADEMY, ABERDEEN, AB10 1LB

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LOCATION

The Academy is situated within the prime retail core of Aberdeen City Centre and is just a short walking distance of both Bon Accord Shopping Centre and Union Street, the cities principle commercial thoroughfare. The centre is bounded by Little Belmont Street, Belmont Street, Schoolhill and Back Wynd. Occupiers within the centre include Nandos and Revolucion De Cuba.

DESCRIPTION

The Academy comprises of 70,000 sq.ft (6,503 sq.m) with its primary use being a leisure destination within the City Centre. The Academy benefits from a striking façade providing a pleasurable leisure environment with the benefit of a central courtyard

The accommodation can be found on the 2nd floor of The Academy and can be accessed via the main central staircase or a lift.

The unit is laid out to provide open plan office accommodation with carpeted timber floors and painted walls. The ceiling is suspended tile.

SERVICE CHARGE

A service charge is applicable for the maintenance and upkeep of the common areas of the Academy. The rent is inclusive of service charge.

RENTAL

A rental of £50,000pa inclusive of service charge is being sought.

As is standard practice this will be payable quarterly in advance.

LEASE TERMS

Our clients are seeking to lease the premises for a negotiable period on flexible terms. Any medium to long term lease durations will be subject to upward only rent review provisions.

RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £52,500pa (unit 26) and £72,500pa (unit 27) We would point out that an incoming occupier would have opportunity to appeal this rateable value.

Fresh Start Relief – the property may be awarded 100% Rates Relief for up to 12 months via the Fresh Start Relief Scheme following reoccupation of the space.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC Rating of ‘E+’ (unit 26) and G (unit 27) Further information and a recommendation report is available to seriously interested parties upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

VIDEO TOUR

Click [here](#) for video tour of the property.

ACCOMMODATION	SqM	SqFt
Unit 26	384.34	4,137
Unit 27	545.53	5,872
Total	929.87	10,009

The abovementioned floor areas have been calculated on a net internal area basis in accordance with the RICS Code of Measuring practice 6th edition.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

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