

TO LET SURPLUS OFFICE ACCOMMODATION

32A HUTCHEON STREET, ABERDEEN, AB25 3TB



- **TOTAL FLOOR AREA:
86.85 M² (935 FT²)**
- **PROMINENT
LOCATION**
- **2 CAR PARKING
SPACES AVAILABLE**

VIEWING & FURTHER INFORMATION

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LOCATION:

The subject premises are situated on the north side of Hutcheon Street, immediately adjacent the Mounthooly roundabout where the A96 meets Hutcheon Street, and accordingly the subjects benefit from a high profile location with all parts of the city being within easy reach. The area is mixed in nature with commercial uses along with residential and student accommodation all being within close proximity.

The Ordnance Survey extract is for identification purposes only.

DESCRIPTION:

The subjects comprise of first floor office accommodation contained within an industrial facility which is currently utilised for a tyre and exhaust centre. The subjects benefit from their own ground floor entrance leading to the office accommodation which is situated over first floor. The accommodation itself provides open plan offices along with dedicated tea prep and W.C. facilities. The premises benefit from extensive glazing to the front with the office area having been carpeted throughout, the walls are plastered and painted and a suspended ceiling has been installed incorporating recessed lighting. Heating is provided by electric panel heaters.

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ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	m ²	ft ²
First Floor – Office	86.85	935

The abovementioned 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:

2 car parking spaces will be provided with the accommodation.

RENTAL:

£10,000 per annum exclusive of VAT at the prevailing rate.

LEASE TERMS:

The subjects are available on a full repairing and insuring lease by way of service charge for negotiable duration.

RATING:

The subjects are currently entered in the Valuation Roll at a Rateable Value of £7,000. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of “TBC”.

Further information and a recommendation report is available to seriously interested parties upon request.

LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with the transaction with the tenant being responsible for LBTT, Registration dues and the cost of obtaining landlord's consent.



SERVICE CHARGE:

There shall be a service charge applicable for the upkeep and maintenance of the common areas.

VAT:

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

ENTRY DATE:

Upon conclusion of legal missives.

VIEWING & OFFERS:

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

J & E Shepherd, Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
Tel: 01224 202800 Fax: 01224 202802

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Contact: Mark McQueen

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