



## 26 Wellington Street, Aberdeen, AB11 5BT

- Self-contained office suite
- Harbour location with easy access to the City Centre
- Nearby bus and train transport links
- Net internal area 66.63sq.m. (717sq.ft) approx.
- Close proximity to Boulevard Retail Park and Queens Links Leisure Park



## LOCATION:

The subjects are located on Wellington street in the heart of Aberdeen's harbour area and in close proximity to the City Centre and all its amenities. The subjects are located within walking distance of the Aberdeen train and bus station and is approximately 6.9 miles to Aberdeen International Airport. Boulevard Retail Park and Queens Links Leisure Park are both within easy walking distance.

Surrounding occupiers include Mo & Co (UK) Ltd, G. McWilliam (Aberdeen) Limited and A-FAB.

An exact location of the property is highlighted in the above plan.

## DESCRIPTION

The subjects comprise a self contained recently refurbished office suite situated on the ground and basement floors within a three storey, mansard attic and basement building of granite construction with a pitched and slated roof.

The ground floor office suite benefits from open plan accommodation with a meeting room, kitchen and toilet facilities located in the basement. Internal finishes include suspended ceilings, plastered and painted walls and carpeted floors. Artificial lighting is provided by recessed fluorescent lighting and heating by way of wall mounted gas radiators.

## FLOOR AREAS

We calculate the following approximate area as follows:

DESCRIPTION	Sq. m	Sq. ft
Ground floor	39.92	430
Basement	25.3	272
Basement (limited use area)	1.40	15
<b>TOTAL</b>	<b>66.63</b>	<b>717</b>

The above floor area has been calculated in accordance with International Property Measurement Standards (IPMS 3).



## RATING

The subjects are currently entered in the Valuation Roll with a Rateable Value of £7,300. The subjects may qualify for 100% rates relief through the Small Business Bonus Scheme.

## PRICE

Price upon application.

## RENT

Competitive rent available.

## VAT

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

## EPC

The subjects have an EPC Rating of 'E'.

## ENTRY

Immediate, upon completion of legal formalities.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Buildings Transaction Tax (LBTT) and registration dues, as appropriate.

## VIEWINGS & OFFERS

By prior arrangement with the sole selling/letting agents, to whom all formal offers should be submitted in Scottish legal form.

## To arrange a viewing contact:



**Katherine Monro**  
Head of Agency (Aberdeen)  
Katherine.monro@g-s.co.uk  
07712 868861



**Emma Gilbert**  
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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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