



DETACHED CITY CENTRE OFFICE BUILDING
EXCELLENT PARKING



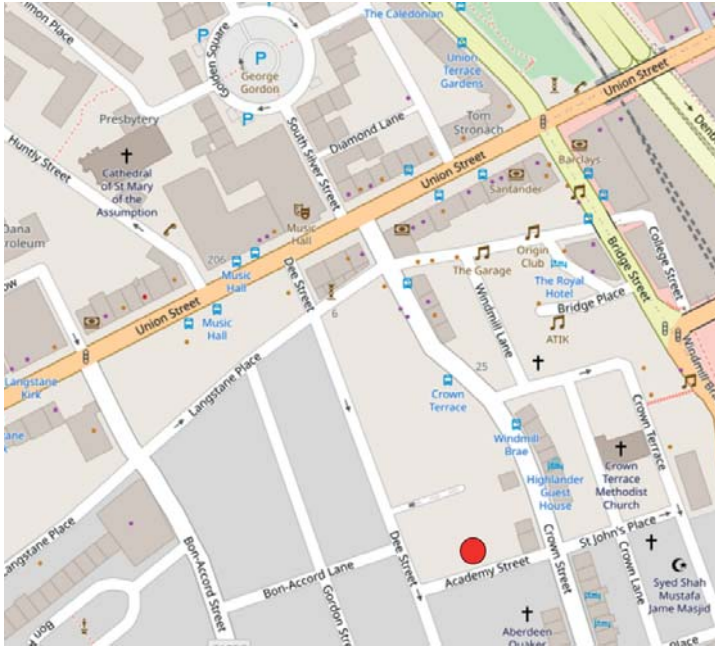
FOR SALE/MAY LET

43 Dee Street

Aberdeen, AB11 6DY | 230.4 sq.m (2,480 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The building is very centrally located, at the junction of Dee Street and Academy Street and benefits from access and egress from both. Being in the heart of the city centre, the property is well placed to benefit from city centre amenity and is also a short walk from the bus and rail stations and Union Square.

DESCRIPTION

43 Dee Street comprises a Category B listed, detached office building arranged over ground and first floors with attic storage. Recently refurbished, the property benefits from a series of offices, meeting rooms and reception area at ground floor with open plan accommodation at first floor level.

The property also boasts an unrivalled parking allocation of 15 spaces within a secure car park to the front of the premises. This provides a ratio of one space per 115 sq.ft of office floor area.

- Detached office building in city centre
- Recently refurbished
- Mix of open plan and cellular accommodation
- Excellent provision of 15 parking spaces 1:115 sq.ft
- Category B listed

PROPERTY DETAILS

Price	£350,000 (offers in excess of).	
Rateable Value	£29,000. Parking will attract a separate assessment.	
Rates Detail	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available.	
EPC	E. Copy available on request.	
VAT	In addition to the purchase price/rent at the prevailing rate.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
Floor Areas	The property has been measured in accordance with IPMS3 and the approximate areas derived:-	
Ground Floor	67.7 sq.m	729 sq.ft
First Floor	98.1 sq.m	1,056 sq.ft
Attic	46.3 sq.m	498 sq.ft
Limited Use	18.3 sq.m	197 sq.ft
Total	230.4 sq.m	2,480 sq.ft

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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