

SMALL BUSINESS RATES
RELIEF MAY BE AVAILABLE



FIRST FLOOR OFFICE SUITE
WITH GROUND FLOOR STORAGE & CAR PARKING

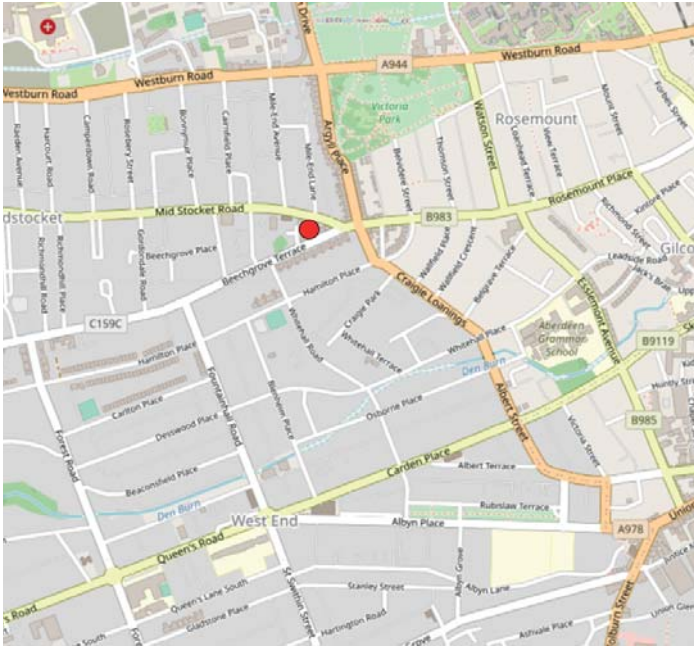


TO LET
Suite 4, 21 Mid Stocket Road

Aberdeen, AB15 5JL | 88.5 sq.m (952 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



FIRST FLOOR OFFICE SUITE

LOCATION

The subjects are located on Mid Stocket Road, close to its junction with Beechgrove Terrace. The property is within easy reach of the city centre and west end office district as well as the popular residential area of Rosemount. The surrounding area is predominantly residential in nature however a number of commercial occupiers can be found in close proximity. These commercial occupiers include Spar, Utopia, Kitchen Transformation Services, Cognito on the Corner and a Co-op Supermarket.

DESCRIPTION

The subjects comprise a first floor office suite with associated storage facility at ground floor level. The suite is self-contained and forms part of a larger two storey building under a timber framed pitched roof clad in slate.

Internally, the office suite has been finished to a modern standard throughout while natural daylight is by way of timber casement double glazed units. The flooring throughout is of suspended timber overlaid in carpet while the walls are finished in a mixture of hard plaster or plasterboard painted thereafter. A modern kitchenette has been installed while a single WC and separate storage facilities/server room are provided.

The ground floor storage area is fully lined and could easily be converted into a studio/office area. Access to this area is either through the main personnel door at ground floor level or a sliding timber door which is positioned within the main frontage.

The offices are offered on a furnished basis and the suite is fully cabled for IT.

A lane to the immediate east of the property provides access to private parking where a single car parking space is offered.

FLOOR AREAS

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx areas calculated:-

Ground Floor	40.4 sq.m	435 sq.ft
First Floor	48.1 sq.m	517 sq.ft
Total	88.5 sq.m	952 sq.ft

RENT

£12,000 per annum.

RATEABLE VALUE

£9,000.



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. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS

The accommodation is available on flexible terms for a negotiable lease duration. Any medium to long term commitment will require provision for upward only rent reviews at regular intervals.

EPC

E. Copy available on request.

VAT

Any figure quoted is exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

ENTRY

On conclusion of legal missives.

VIEWING & OFFERS

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

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