

# **Ryden**.co.uk 01224 588866

25 Albyn Place, ABERDEEN AB10 1YL

# TO LET OFFICE UNIT WITH PRIVATE CAR PARKING



UNIT 3 CULTS BUSINESS PARK CULTS ABERDEEN AB15 9PE Viewing is strictly by arrangement with the sole letting agent.

Floor space: **71.44 sq m (769 sq ft)** 

Contact:

Daniel Stalker

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#### Location:

The subjects are situated in Cults Business Park, Cults, which is accessed from Station Road, off North Deeside Road and provides excellent access to local amenities. The business park benefits from being only 5 miles west of Aberdeen city centre.

Cults is a well-established residential area of Aberdeen. It has benefitted from its proximity to the Aberdeen Economy and enjoys a best of both luxury with the rural lifestyle accompanied with Big City advantages less than 15 minutes drive away.

Occupiers in close vicinity include; activpayroll, Costa Coffee, Dominos, Subway, Sainsburys and The Cults Hotel.

The exact location of the property is shown on the street plan above.

# **Description:**

The property comprises a single storey, mid terrace office unit with two large aluminium display windows.

Internally, the floors are solid with carpet overlay while the ceiling is suspended and benfits from fluorescent ceiling lights. There is also an excellent provision of natural light to the front of the premises. Heating to the premises is by way of electric panel heaters.

The property is well presented and has been partitioned to provide 2 well proportioned offices off a central hall with a further meeting room, lab, store, kitchen and WC.

The units also benefits from a security alarm, 3 phase power supply and 1 private parking space to the front of the property. There is also parking available in the shared car park.

# Accommodation:

the subjects comprise the following net internal areas as measured in accordance with the RICS Code of Measuring Practice (6th Edition): -

**Unit 3** 71.44 sq m 769 sq ft

#### LeaseTerms:

The property is currently held on a lease until November 2019. The current tenant is open to an early lease surrender with a view to allowing a new head lease to be agreed with an incoming occupier.

#### Rent:

£16,434 per annum, exclusive of VAT and payable quarterly in advance.

#### Rateable Value:

The suite is entered in the current Valuation Roll with a Rateable Value of £14,000.

Any incoming occupier may benefit from 100% rate relief under the Small Business Bonus Scheme.

# Energy Performance Certificate: The

subjects have an EPC Rating of G.

A full copy of the EPC and Recommendations Report can be made available upon request.

#### VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

# **Legal Costs:**

Each party will meet their own legal costs in relation to the transaction, however, the ingoing tenant will be responsible for any LBTT and registration dues, if appropriate.

# Viewing:

For additional information or to arrange a viewing, please contact:

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