

To Let Modern Office Accommodation 1st & 2nd Floors, The Mackenzie Building

168 Skene Street, Aberdeen, AB10 1PE



- Close Proximity to City Centre
- Modern Office Accommodation
- Flexible Lease Terms
- Suites Available from 253.35 sq.m (2,727 sq.ft) to 518.67 sq.m (5,583 sq.ft)

Savills Aberdeen
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Aberdeen AB10 1XL

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Location

The Mackenzie building is situated on a prominent corner on the north side of Skene Street at its junction with Esslemont Avenue and Rose Street. The surrounding area is mainly residential with the Aberdeen Grammar School situated opposite. The property benefits from easy access to both the west end and the city centre which would be ideal for office occupiers.

The location is shown on the plan, which has been provided for indicative purposes only.

Description

The available accommodation comprises of two office suites each over the first and second floors of a four storey and basement semi-detached granite building. The building is a converted church that benefits from plenty of unique character and charm. The two suites each span across whole floors however, the two floors can be combined to create one large suite. Each suite benefits from its own exclusive kitchen and male and female toilets. The suites provide a mixture of modern open-plan and cellular office accommodation with glass screen partitioning providing a bright and pleasant working environment. The suites benefit from plenty of natural light shone through large windows and supplemented by fluorescent lights set within the suspended acoustic tiled ceiling. The suites are off a carpeted suspended timber floor with perimeter cabling and floor boxes providing power and data throughout.

Accommodation

The property has been measured in accordance with the International Property Measurement Standard 3 – Office (IPMS 3 – Office):

	Sq m	Sq ft
First Floor		
Offices, kitchen, male and female toilets	265.32	2,856
Second Floor		
Offices, kitchen, male and female toilets	253.3	2,727
Total	518.67	5,583

On-street permit parking is available in the immediate vicinity.

Service Charge

As is normal practice with multi-tenanted buildings, each tenant will be responsible for payment of a service charge in lieu of their pro-rata share of the maintenance, repair and servicing of the common internal and external parts of the building. A service charge budget can be provided to interested parties on application.

Rateable Value

The suites are contained within the Valuation Roll as having a Rateable Value of £45,000 for the first floor and £37,250 for the second floor effective from 1 April 2017. The rates poundage for 2017/2018 is 46.6p/£

Contact

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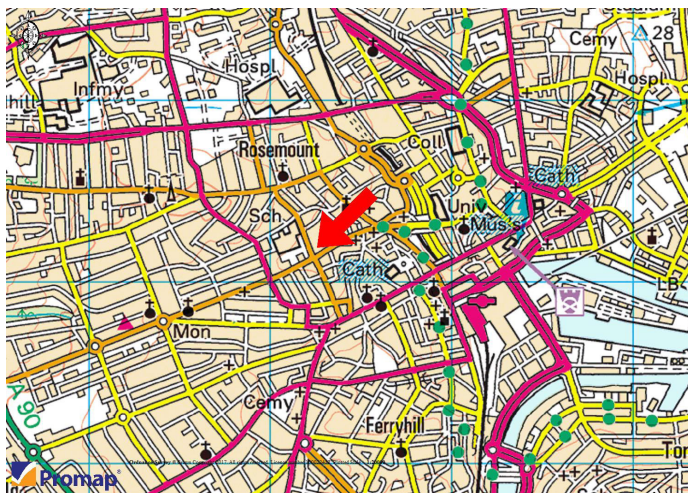
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The premises is listed Category B on the Historic Buildings Register and as such is exempt from currently unoccupied rates liabilities.

Rent

On Application.

Lease Terms

Our clients are seeking to lease the premises on flexible terms for a period to be agreed. Any medium to long term agreement will require to incorporate provision for upward only rent reviews at regular intervals. Incentives may be available to tenants willing to take on medium to long term commitments that are of demonstrable covenant.

VAT

All monies quoted are exclusive of VAT which may be payable.

EPC

The property has an EPC rating of G. A copy of the EPC is available upon request.

Legal Costs

Each party will bear their own legal costs. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable.

Entry

Upon conclusion of legal missives.

Viewing & Offers

Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.