

To Let



First Floor Office Suite with Parking

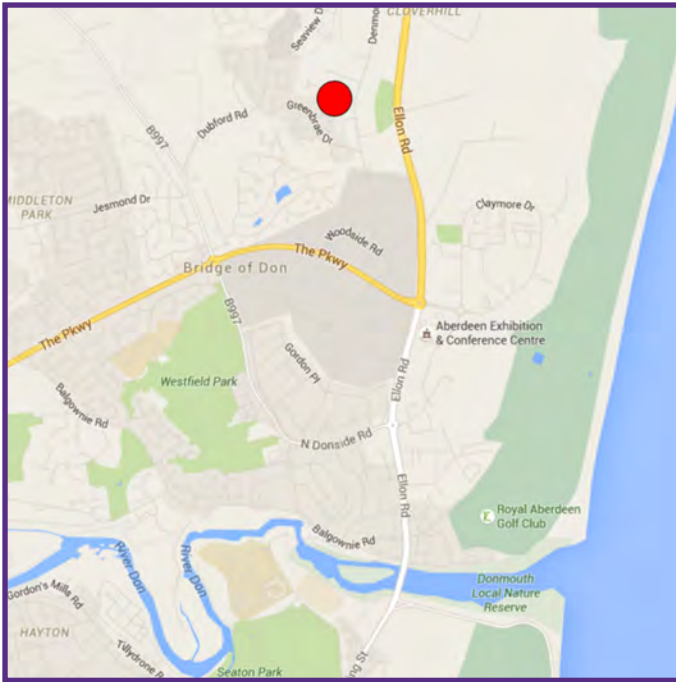
Tern Place
Bridge of Don
Aberdeen
AB23 8JX

175.9 sq.m (1,893 sq.ft)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

The premises are located on Tern Place, in the popular and well established Denmore Industrial Estate, in Bridge of Don to the North of Aberdeen City.

The A90 Trunk Road is in close proximity to the property, thus providing easy access to all parts of the City and the wider area. This has been further enhanced with the completion of the Aberdeen Western Peripheral Route, with a major junction located close by at Blackdog. Other occupiers in the vicinity include Sparrows Offshore and SFF Ltd.

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

Description

The subject comprises a self-contained office suite occupying the first floor of a larger office and warehouse facility. The available accommodation offers a combination of open plan areas, private offices/meeting rooms and a larger training room. This is further supplemented by toilets and a kitchenette. The premises benefit from being separately alarmed and separately metered for electricity.

There are 16 exclusive car parking spaces available.

Floor Area

The following Net Internal floor areas were calculated in accordance with the RICS Code of Measuring Practice (6th Edition):

First Floor 175.9 sq.m (1,893 sq.ft)

EPC Rating

The office has an EPC rating of G.

A copy of the EPC and the Recommendation Report can be provided to interested parties upon request.

Lease Terms

The premises are available by way of a new sub-lease for a negotiable duration.

Rent

£28,000 per annum.

Rateable Value

£26,250.

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from your FG Burnett contact or from the Aberdeen City Council website (<https://www.aberdeencity.gov.uk/services/business-and-licensing>).

VAT

Any price quoted is exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting any transaction. The ingoing tenant will be responsible for any LBTT and registration dues applicable in addition to costs incurred in gaining head landlord's consent to sub-lease.

Entry

The premises are available from the 1st of February 2016. Entry will be granted on the conclusion of legal missives.

Viewing & Offers

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

Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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