

## CITY CENTRE OFFICES

50.23 sq.m. (541 sq.ft.) to 225 sq.m. (2422 sq.ft.)

39 Huntly Street  
Aberdeen, AB10 1TJ

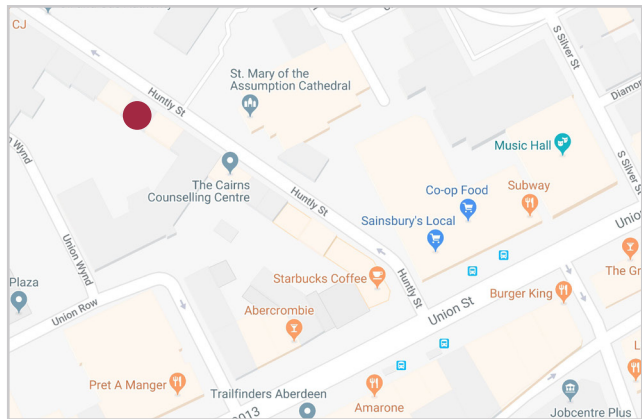
TL TO LET



ALL ENQUIRIES **01224 047901**  
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## LOCATION

The subjects are situated on Huntly Street close to its junction with Union Street. This location provides easy access to the west end and all city centre amenities. This is an attractive street and a popular location for locally owned businesses with generally retail on the ground floors and office or residential above. There are also a number of major new and refurbished office buildings located nearby housing occupiers such as Dana Petroleum, Xodus, Burness Paull and the Oil and Gas Authority



## DESCRIPTION

The subjects comprise a traditional terraced granite and slate building planned over four floors with an enclosed yard area to the rear. An extension has been built to the rear which houses a strong room providing useful storage space. Internally, there are cellular offices plus toilet accommodation at first and second floor levels. A room has been partially fitted out as a kitchen on the third floor. The building is carpeted with painted woodchip wallpaper, fluorescent lighting and solid ceilings. Heating is via a gas fired system.

## FLOOR AREAS:

Ground Floor	59.18 sq.m.	637 sq.ft.
Strong room/Store	9.72 sq.m.	121 sq.ft.
First Floor	53.64 sq.m.	577 sq.ft.
Second Floor	50.23 sq.m.	541 sq.ft.
Third Floor	50.75 sq.m.	546 sq.ft.
<b>Total Offices</b>	<b>213.08 sq.m.</b>	<b>2301 sq.ft.</b>
Strong room/Store	11.27 sq.m.	121 sq.ft.

## RATEABLE VALUE:

The rateable value for the entire building is **£24,250** which equates to a rates payable figure of **£11,882** per annum. However, please note that if let in part tenants may qualify for rates relief via the small business bonus scheme.

## ENERGY PERFORMANCE CERTIFICATE

Full information upon request.

## LEASE TERMS:

While our clients ideally seek a single occupier, they are prepared to let on a floor by floor basis. Full repairing and insuring leases are sought from 12 months.

## Quoting rents are as follows:-

> Single Floor	£14 per sq.ft.
> Two Floors	£12 per sq.ft.
> Three + Floors	£10 per sq.ft.

A service charge may be payable.

## VAT

All figures quoted are exclusive of any VAT that may be applicable.

## ENTRY:

Immediate occupation is available.

## LEGAL COSTS:

Each party to pay their own legal fees with ingoing tenants being responsible for payment of any Land and Buildings Transaction Tax and Registration Dues.

**For further info and viewing please contact the sole agent:-**

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