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## TO LET CENTRAL OFFICE ACCOMMODATION



**SECOND FLOOR  
BON ACCORD HOUSE  
RIVERSIDE DRIVE  
ABERDEEN  
AB11 7SL**

Viewing is strictly by arrangement  
with the sole letting agent.

Floor space:  
**386 sq m (4,150 sq ft)**

Contact:  
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#### Location:

Bon Accord House is located on Riverside Drive within the heart of Aberdeen City Centre overlooking the River Dee.

The property provides an excellent location benefiting from easy access to bus and rail links, as well as road links south via the A90.

The property is close to the new Union Square Shopping Centre, providing a vast array of local amenities.

The exact location is shown on the plan above.

#### Description:

The office suites are located on the second floor and are cellular in nature, albeit many of these rooms are large.

The suites have been refurbished and include double glazed windows, gas central heating and already installed comms lines.

#### Floor Areas:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal floor areas derived: -

Room 1	LET	
Room 3	16.72 sq m	180 sq ft
Room 4	17.84 sq m	192 sq ft
Room 5	16.72 sq m	180 sq ft
Room 6	39.01 sq m	420 sq ft
Room 7	15.60 sq m	168 sq ft
Room 8	10.41 sq m	112 sq ft
Store	11.14 sq m	120 sq ft
<b>Total Area</b>	<b>127.44 sq m</b>	<b>1,372 sq ft</b>

Meeting Room	-	Communal
Comms Room	-	Communal
Kitchen	-	Communal

#### Car Parking:

Free on street parking is available immediately outside the building on Riverside Drive.

#### Rent & Lease Terms:

Flexible lease lengths and all-inclusive rentals are available, subject to covenant strength. Further details are available upon request.

#### Service Charge:

Within the all-inclusive rent is a payment for the upkeep and maintenance of the common parts.

#### Rateable Value:

It is our understanding that the individual suites will benefit from 100% relief for Business Rates depending on company status. Further details are available upon request.

#### VAT:

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

#### Legal Costs:

Each party will pay their own legal costs with the ingoing tenant paying any SDLT and registration dues, where applicable.

#### Entry:

Immediate upon the conclusion of legal missives.

#### Viewing:

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

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