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

# 25 Albyn Place, ABERDEEN AB10 1YL

# TO LET OPEN PLAN OFFICE SUITE IN DESIRABLE WEST END LOCATION WITH PRIVATE PARKING



BELGRAVE HOUSE BELGRAVE TERRACE ABERDEEN AB25 2NR To arrange a viewing or for further information, please contact:

Floor space: 202 sq m (1,092 sq ft) Contact: Arron Finnie

Telephone: 01224 588866

arron.finnie@ryden.co.uk

Edinburgh 0131 225 6612 Glasgow 0141 204 3838 Aberdeen 01224 588866 Leeds 0113 243 6777 London 0207 436 1212 Manchester 0161 249 6778



## Location:

Belgrave House is located just off Belgrave Terrace within the West End of Aberdeen. The immediate area is of mixed use with a number of residential and commercial properties in close proximity, including a number of shops and licensed premises/cafes within walking distance located in the popular Rosemount area of Aberdeen.

Occupiers within Belgrave House include; Aberdeen Property Leasing and Avenue.

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

## Description:

The subjects comprise a modern detached office building planned over two levels with a large secure private car park to the front.

Internally, the available suite is located at ground floor level and is predominantly open plan in nature, with a private office/boardroom and kitchen/tea prep area.

The suite is decorated to a high standard and includes carpeted flooring, suspended ceilings with strip lighting, gas fired central heating, double glazed windows and some IT cabling in situ.

4 private allocated car parking spaces are available for the suite. In addition, tenants can apply to Aberdeen City Council for up to 2 parking permits for the numerous onstreet parking spaces on Belgrave Terrace and in the surrounding area.

# Accommodation:

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

# **Rateable Value:**

The suite is entered in the current Valuation Roll with a Rateable Value of £15,000. There is also a separate entry for the parking spaces of  $\pounds$ 2,400 for 4 spaces.

Energy Performance Certificate (EPC):

The property has an EPC Rating of C.

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

# Lease Terms:

The suite is available on Full Repairing and Insuring terms for a negotiable period.

# Rent:

£18,500 per annum, exclusive of VAT.

# VAT:

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

## Legal Costs:

Each party shall bear their own legal costs with the ingoing tenant responsible for any LBTT and registration dues.

## Entry:

Immediate, upon the conclusion of legal missives.

## Viewing & Further Information:

To arrange a viewing or for further information, please contact:

Ryden LLP 25 Albyn Place Aberdeen AB10 1YL

Tel: 01224 588866

E-mail: arron.finnie@ryden.co.uk

September 2018

Ryden is a limited liability partnership registered in Scotland Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.