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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

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Edinburgh
0131 225 6612

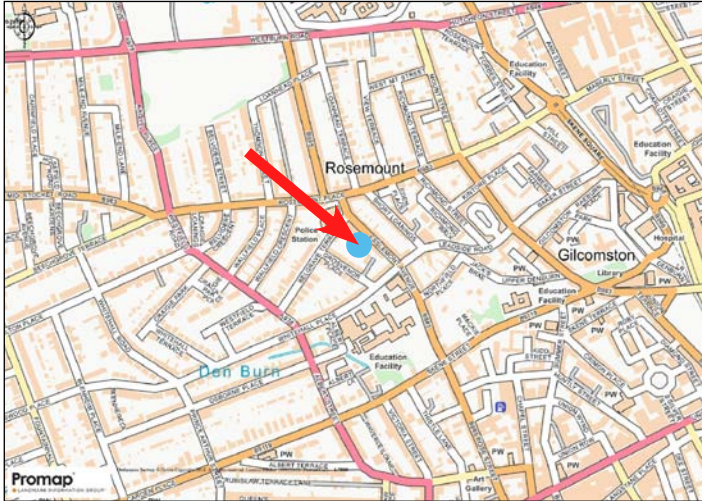
Glasgow
0141 204 3838

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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 on-street 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):

Suite 2	102 sq m	1,092 sq ft
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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 £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

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