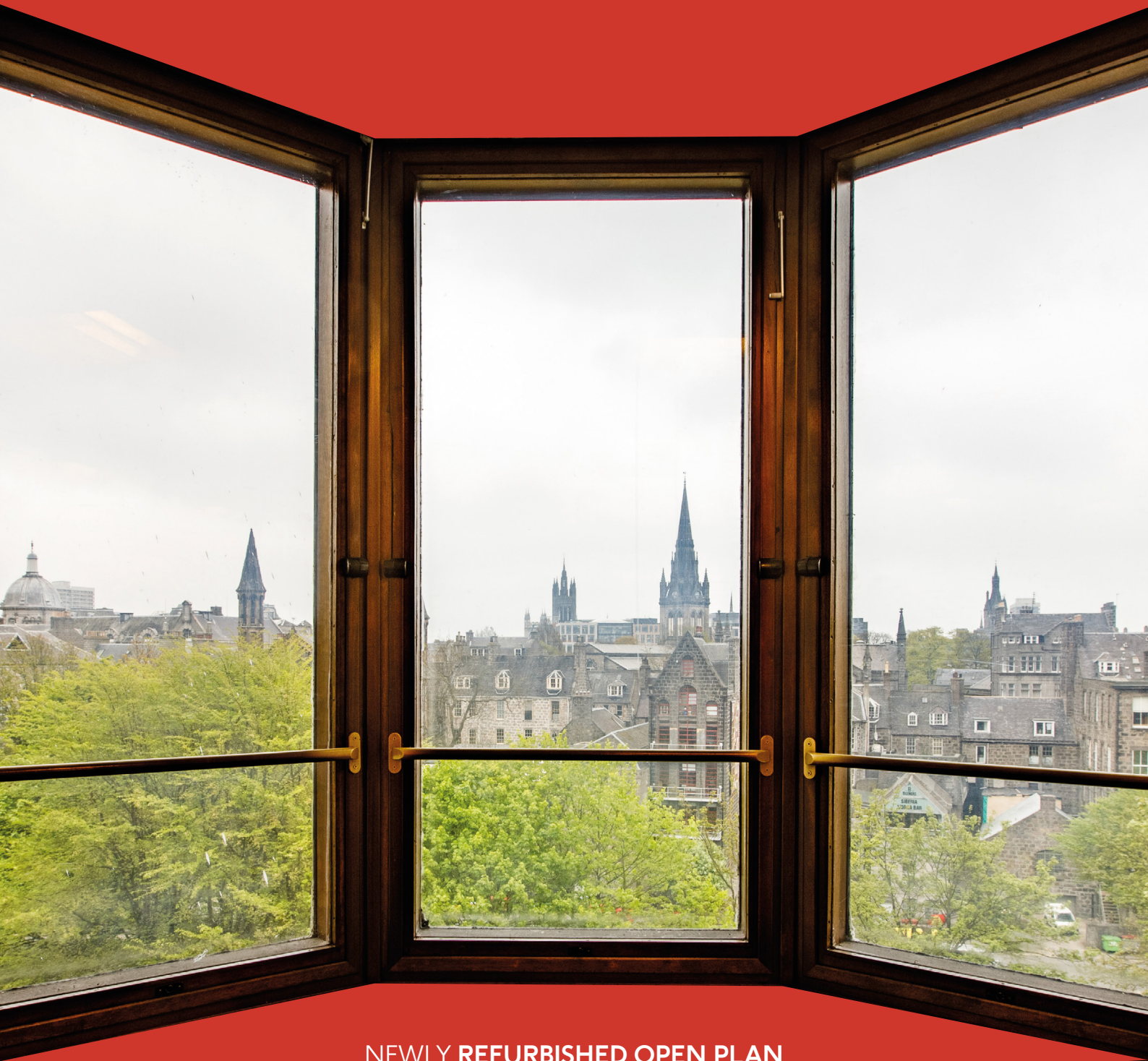


TO LET

4/5 UNION TERRACE

ABERDEEN AB10 1NJ



NEWLY **REFURBISHED OPEN PLAN**
OFFICE ACCOMMODATION
WITH EXCELLENT PARKING

TO LET

4/5 UNION TERRACE

ABERDEEN AB10 1NJ

LOCATION

The subjects are located on the west side of Union Terrace, close to its junction with Union Street within the heart of Aberdeen City Centre. The suite has an open outlook onto Union Terrace Gardens, with rail and bus links conveniently situated nearby.

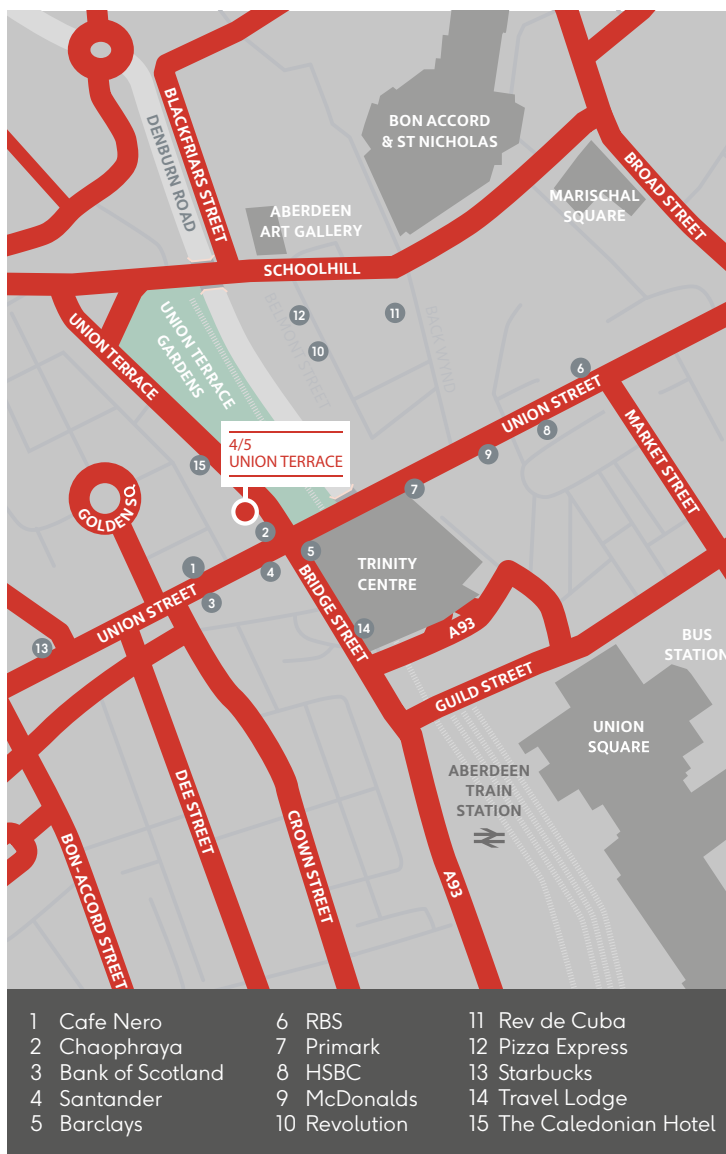
Union Street is Aberdeen's principal commercial thoroughfare where the majority of public transport links can be found. Other occupiers within close proximity include Oil and Gas Authority, Dana Petroleum, Hays Recruitment and Xodus.

The exact location is shown on the plan.

DESCRIPTION

The subjects comprise two separate office suites contained within a multi-tenanted modern building. Access to the premises is by means of a communal entrance from Union Terrace with a reception area, where two 8 person passenger lifts give access to all floors. Male and female toilet facilities are located at half landing levels. The common areas have recently undergone a full refurbishment programme. The landlord is currently in the process of installing shower facilities within the basement.

Within the suite itself, the accommodation is open plan in nature. The floors within the suite are carpet covered and the ceilings are of an acoustic design incorporating LED fitments. The suite also benefits from an air conditioning system and small power. Tenant fit-out and data cabling can be provided in lieu of any incentives offered.



OTHER OCCUPIERS
WITHIN CLOSE
PROXIMITY
INCLUDE OIL
AND GAS
AUTHORITY, DANA
PETROLEUM, HAYS
RECRUITMENT
AND XODUS

ACCOMMODATION

The suite provides the following approximate net internal floor area:

Basement Storage	218.35 sq m	(2,350 sq ft)
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Ground	260.22 sq m	(2,801sq ft)
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First	300.45 sq m	(3,234 sq ft)
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Second	310.67 sq m	(3,344 sq ft)
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Third	Under Offer	
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Fourth	Let to Hays Recruitment	
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Fifth	Let to Mott McDonald	
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CAR PARKING

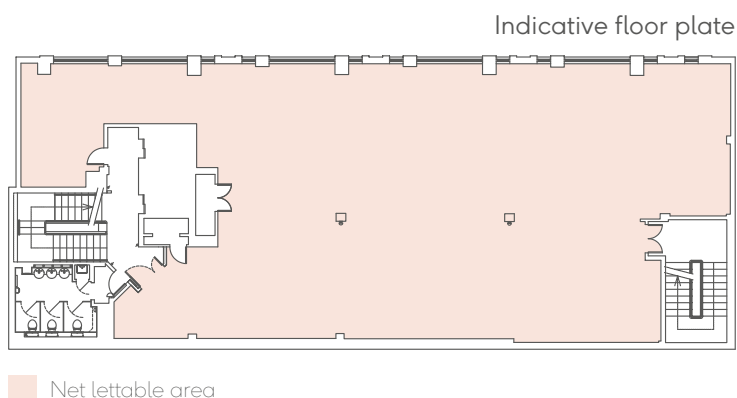
Each suite benefits from the use of exclusive car parking spaces located within a secure car park off Diamond Street to the rear of the property. The allocation for each suite is:

Ground	3 spaces
---------------	----------

First	4 spaces
--------------	----------

Second	4 spaces
---------------	----------

**NEWLY REFURBISHED
OPEN PLAN OFFICE
ACCOMMODATION
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TO LET
4/5 UNION TERRACE
ABERDEEN AB10 1NJ

LEASE TERMS

The suites are available on new effective full repairing and insuring lease terms for a negotiable period. Incentives are available subject to all aspects of the proposed commercial lease.

RENT

£14 per sq ft.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with Rateable Values effective from 1 April 2017, as follows:

Basement Storage	£22,500 (est.)
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Ground	£48,500
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First	£57,500
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Second	£59,000
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In addition each parking space is entered with an RV of £1,300 per space.

EPC

Ground	D
---------------	---

First	D
--------------	---

Second	D
---------------	---

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



SERVICE CHARGE

As is normal practice in a multi-tenanted office building, there will be a service charge payable for the upkeep and maintenance of the internal and external common parts of the building. Details of the service charge can be provided upon request.

LEGAL COSTS

Each party will pay their own legal costs incurred in the transaction. Any ingoing tenant will pay be liable for LBTT and registration dues, where applicable.

VAT

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

VIEWING & FURTHER INFORMATION

Please contact:
Ryden LLP
25 Albyn Place, Aberdeen AB10 1YL

Tel: 01224 588866
E-mail: arron.finnie@ryden.co.uk

Ryden.co.uk
01224 588866

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