

iQ

FIRST FLOOR, iQ BUILDING
JUSTICE MILL LANE, ABERDEEN
AB11 6EQ

TO LET

- Ready for **immediate occupation**
- High Quality **Grade A**
Office Accommodation
- Potential to Sub-divide
- **2,024 sq m**
(21,787 sq ft)





LOCATION

THE ACCOMMODATION IS LOCATED ON THE 1ST FLOOR OF iQ, A PRESTIGIOUS MULTI-TENANTED GRADE A OFFICE BUILDING WHICH IS LOCATED WITHIN THE HEART OF THE CITY CENTRE ON THE SOUTH SIDE OF JUSTICE MILL LANE.

By virtue of its proximity to Union Street, Aberdeen's main commercial thoroughfare which runs parallel to the property, iQ benefits from a vast array of local amenities and also excellent access to both public and private transport links.

Occupiers within the nearby vicinity include Centrica, Wood Group, Travelodge, Park Inn by Raddison and Nuffield Health.



- | | |
|----------------------------|-------------------------|
| 1. Travelodge | 7. Holiday Inn Express |
| 2. Park Inn by Raddison | 8. Union Square |
| 3. Bahaus Hotel | 9. Train Station |
| 4. The Capitol | 10. Bus Station |
| 5. The Silver Fin Building | 11. Nuffield Health Gym |
| 6. Union Plaza | |



DESCRIPTION

iQ COMPRISES A MODERN 6 STOREY GRADE A OFFICE BUILDING, COMPLETED IN 2011. THE BUILDING IS CONFIGURED AROUND A SPACIOUS 4-STOREY ATRIUM WITH DOUBLE HEIGHT ENTRANCE HALL.

The available accommodation comprises:

- High quality open plan office accommodation on large single floor plate
- 3 x 13 persons high speed passenger lifts
- Low energy displacement air conditioning
- Male and female toilets and shower facilities and at each level
- Potential for occupier to make use of Wood Group's coffee bar situated at ground floor
- Full raised access floors (150 mm)
- Mix of modern luminaries
- Staff break out and tea prep facilities
- 30 secure basement parking spaces

iQ

ACCOMMODATION

The office has been measured in accordance with the RICS Property Measurement First Edition and has the following areas under IPMS 3.

1ST FLOOR

2024.0 sq.m.
(21,787 sq.ft)

+ LIMITED USE AREA

20.2 sq.m.
(218 sq.ft)

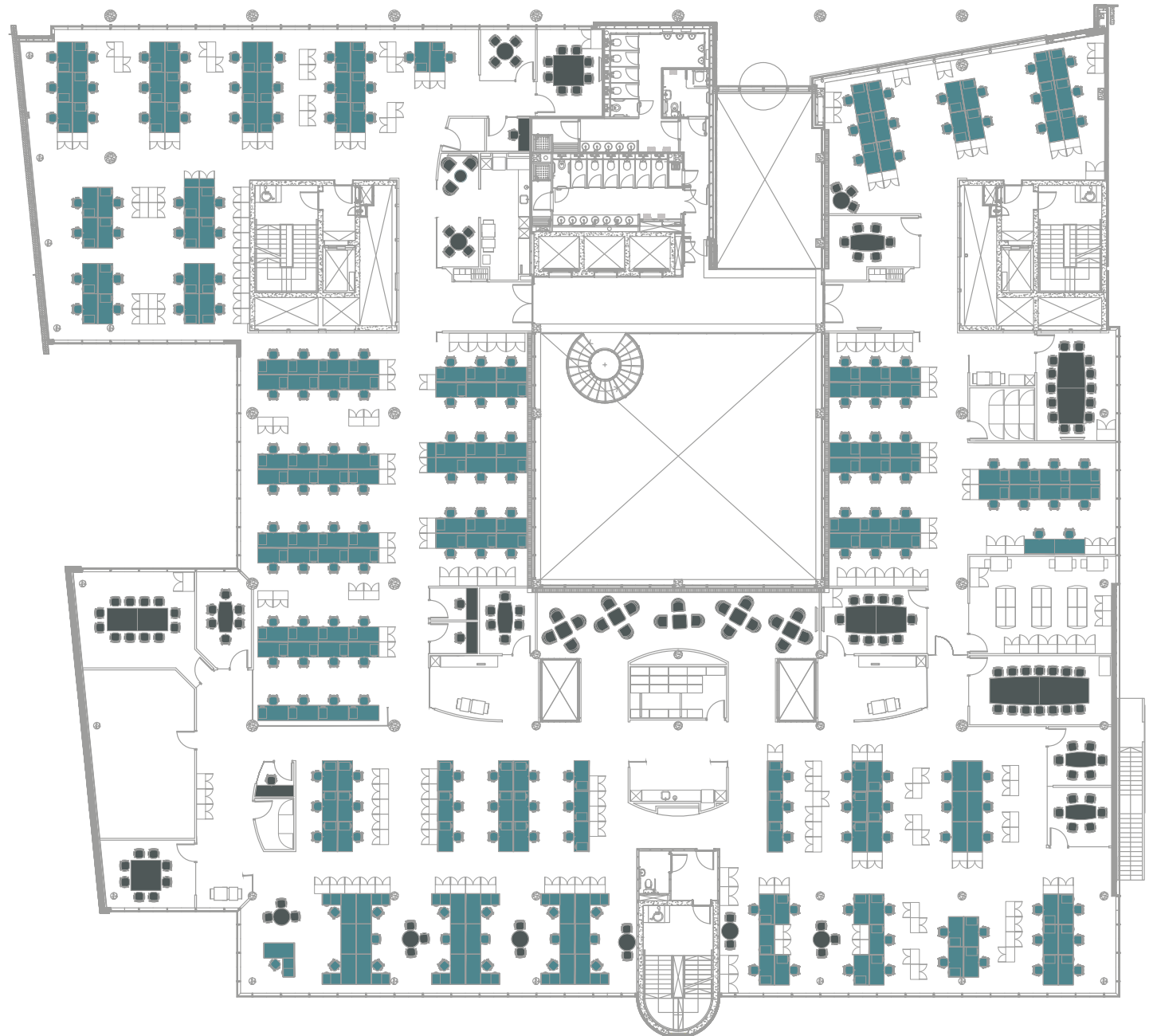
SUB-DIVISION

There is potential to sub-divide the suite to provide two smaller office suites and further details are available on request.

CAR PARKING

There are 30 dedicated parking spaces. In addition there are 80 public pay & display parking spaces available in the building.

HIGH QUALITY
OPEN PLAN OFFICE
ACCOMMODATION
ON LARGE SINGLE
FLOOR PLATE



LEASE TERMS

The subjects are held on a 15 year effective Full Repairing and Insuring lease from 1 March 2011. There is a provision in the lease for 5 yearly rent reviews, the next due on 1 March 2016.

It is our client's intention to sub-lease their interest in the first floor suite until expiry of the head-lease on 28th February 2026, however, consideration will be given to sub-leases of shorter duration.

RENTAL

Upon application.

SERVICE CHARGE

As is common practice with multi-let office buildings, the ingoing occupier will be liable for a service charge payment in respect of the upkeep, maintenance, servicing and repair of the common parts of the building.

RATEABLE VALUE

The property currently forms part of a larger entry and will require to be re-assessed.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate for the subjects is available on request.

V.A.T

All figures quoted are exclusive of Value Added Tax.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction with the ingoing tenant being responsible for the cost of LBTT, Registration Dues and the cost of obtaining landlord's consent.





FURTHER INFORMATION

For further information please contact:



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