

TO LET



Self Contained Office Suite

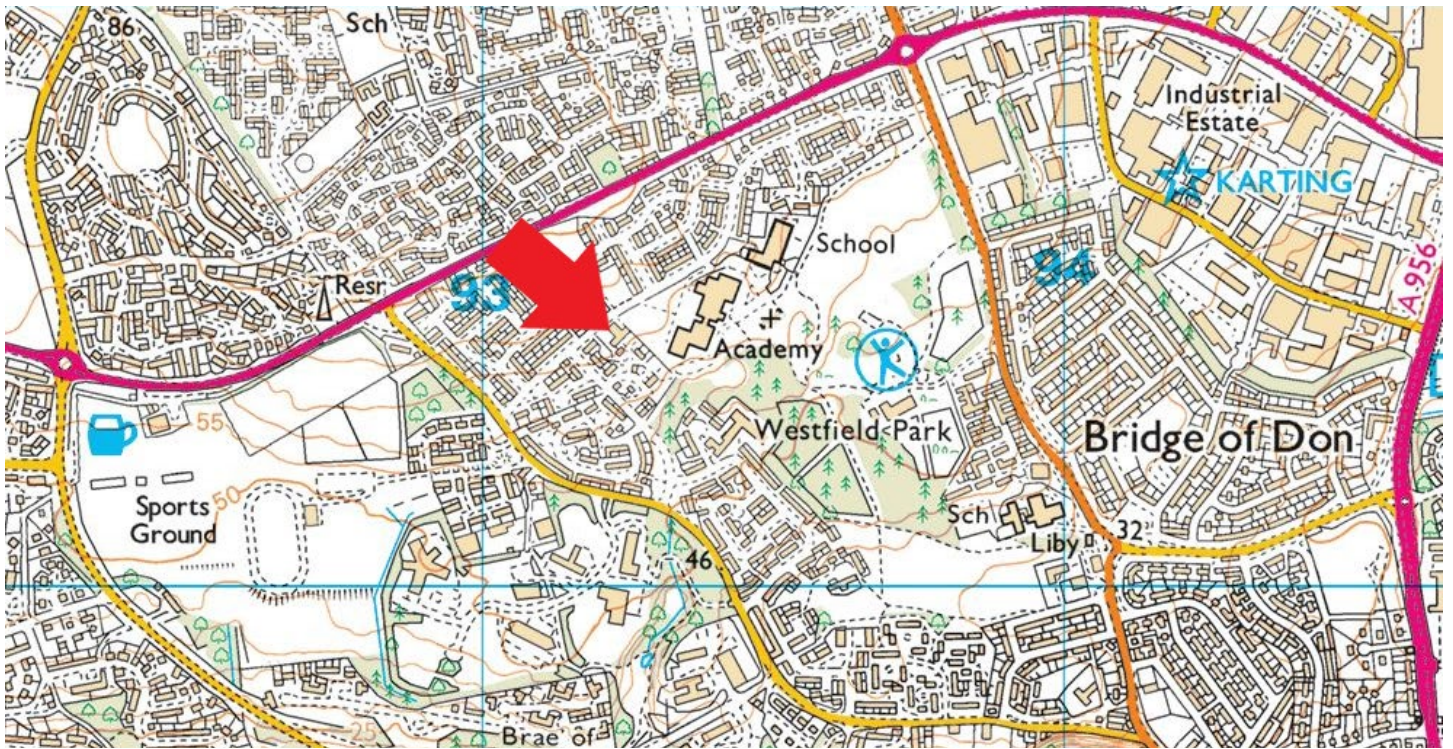
Aberdeen, Suite 6, Braehead Way
Shopping Centre AB22 8RR

Floor Area: 178.80 sq m (1,924 sq ft)

- First Floor Office Suite
- Free Parking within Development
- Considered suitable for alternative uses (Subject to planning)
- £18,500 per annum

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LOCATION

The property is located at first floor level within the Braehead Shopping Centre which is a neighbourhood retail development within the Bridge of Don Area of Aberdeen. The area is mainly residential in nature however other occupiers represented within the development include Morrisons Local, The Braehead Pharmacy and Ledingham Chalmers. Bridge of Don Academy is immediately adjacent to the development.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a first floor office suite with dedicated entrance from the development car park. The office has a suspended tile ceiling, carpeted wooden floor and electric panel heating. It comprises 5 private offices, staffroom, a reception area and two toilets. Shared car parking is provided at the front of the development.

FLOOR AREAS

The subjects provide the following IPMS3 floor areas

First Floor	178.80 sq m (1,924 sq ft)
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RENT

Offers over £18,500 per annum

VAT

Any rent quoted is exclusive of VAT which may be applicable.

LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring Lease incorporating periodic upwards only rent reviews

RATING ASSESSMENT

The valuation role shows a rateable value of £15,750 with effect from 1st April 2017

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

ENTRY

Upon conclusion of all legalities

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

Contact

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