

Ryden.co.uk
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25 Albyn Place, Aberdeen AB10 1YL

TO LET

**CITY CENTRE OFFICE ACCOMMODATION WITH
DESIGNATED CAR PARKING**



**5 NOVAR PLACE
ABERDEEN
AB25 3LG**

Viewing strictly by appointment with
the sole letting agents.

Floor Area:
133.18 sqm (1,434 sq ft)

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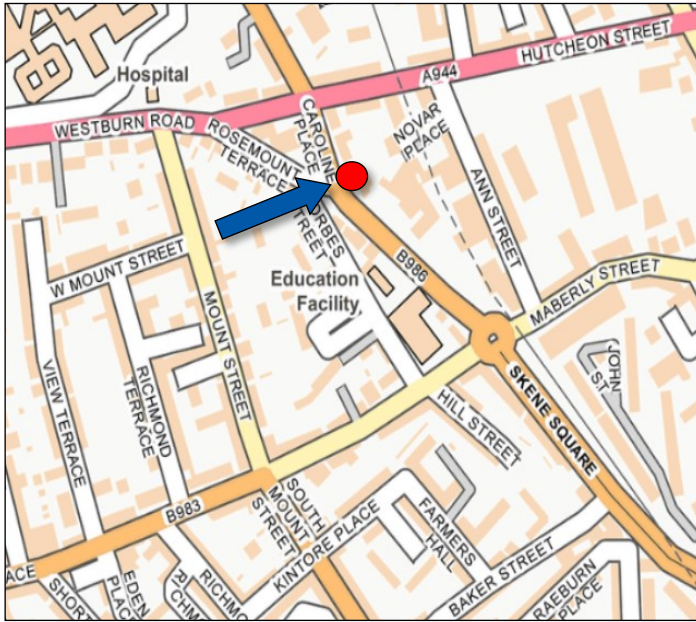
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



Location:

The property is centrally located within Novar Place, just off Ann Street, in a predominantly industrial area. Aberdeen city centre is located nearby and is easily accessible by foot. Access to other parts of the city is made easy thanks to the close proximity of the A944. One of the city's main arterial routes, the A92, is also situated nearby which further enhances accessibility.

Surrounding occupiers include: Aberdeen Property Leasing, Repro Overflow, Williams Ironmongery, Barry Stephen Personal Training, Aberdeen Sewing Machines and Mitchell's Detailing Aberdeen Ltd.

The exact location is shown on the street plan above.

Description:

The subjects comprise office accommodation over first floor level of a two storey industrial building.

The subjects provide a mixture of open plan/cellular office space with tea prep and WC facilities. The first floor benefits from double glazed windows, Cat 2 lighting, gas central heating, an insulated suspended ceiling and carpeted floors.

Entry to the first floor office accommodation can be taken from both Novar Place and Skene Square.

There are four designated car parking spaces allocated to the subjects at the front of the premises.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate net internal areas, to be as follows:

Description	Sq m	Sq ft
Office:	133.18	1,434

Rateable Value:

We are advised that the subjects are currently entered in the Valuation Roll with a NAV/RV, effective from 1 April 2017, as follows:

NAV/RV: £18,000

*An incoming occupier may qualify for **25% rates relief** under the Small Business Bonus Scheme, if qualifying.

Lease Terms:

Our client is seeking to lease the premises on a Full Repairing and Insuring basis for a period to be agreed. Any medium/long-term lease would provide for periodic upward only rent reviews.

Rent:

£18,000 per annum.

All rents are exclusive of VAT and payable quarterly in advance.

Management Fee and Service Charge:

It should be noted that any ingoing tenant will be liable for a service charge for the management of the upkeep of the common areas.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of D.

A copy of the EPC and the Recommendation Report can be provided upon request.

VAT:

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

Legal Costs:

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

Viewing & Further Information:

For further information or to arrange a viewing, please contact:

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Aberdeen,
AB10 1YL

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May 2022

Additional Photos:

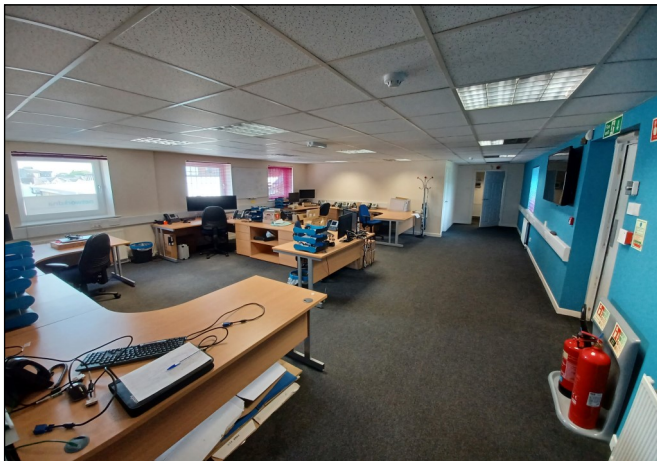
Reception -



Private Office -



Open Plan Office -



Server Room -



Tea-prep Area -



Entrance taken from Skene Square -

