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The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET

MODERN OFFICE WITH DESIGNATED PARKING

100% Rates
Relief Available



**226 HARDGATE
ABERDEEN
AB10 6AA**

Viewing strictly by appointment with the sole letting agents.

Floor Area:
165.33 sqm (1,780 sq. ft.)

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Location:

The units form part of a building located on the north side of Hardgate, well situated in close proximity to Holburn Street in the centre of Aberdeen.

Holburn Street connects with the Aberdeen’s inner ring road system which connects into the wider arterial road network, including Aberdeen’s Western Peripheral Road.

The property is located in a mainly residential area however nearby commercial occupiers include C.A.S Duncan, NYC Bathrooms and Premier Motors.

The location of the property is shown on the above map.

Description:

The internal layout is open plan, with tea prep and WC facilities on each floor. The premises is serviced by a gas central heating system with LED lighting arrangements and benefits from data cabling throughout.

The premises also benefits from 4 off street parking spaces to the front of the property.

Rateable Value:

The premises are currently entered in the Valuation Roll with a Rateable Value of:

Ground Floor - £11,250, effective 1 April 2017.
 First Floor - £12,000, effective 1 April 2017.

With effect from 1 April 2023, the proposed Rateable Values are:

Ground Floor - £7,300
First Floor - £7,900

Please note, these figures are draft and may be subject to change under the ongoing Rating Re-assessment.

The subjects qualify for **100% business rates relief** if let on a floor by floor basis.

Accommodation:

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th edition) and extend to the following net internal areas:

Description	Sq m	Sq ft
Ground:	78.96	850
First :	86.37	930
Total:	165.33	1,780

Rent:

Upon application.

VAT:

All rents, prices and premiums are quoted exclusive of VAT.

Energy Performance Certificate (EPC):

The property has the following EPC ratings -

Ground Floor: C
 First Floor: C

A copy of the EPC and Recommendations Report is available on request.

Lease terms:

The property is available on a full repairing and insuring, any medium to long term leases will be considered.

Legal Costs:

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing tenant or purchaser will be responsible for any LBTT and Registration Dues, if applicable.

Viewings & Further Information:

To arrange a viewing, or for further information, please contact:

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 The Capitol
 431 Union Street
 Aberdeen
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Floor plans:

