

OFFICE PREMISES

- > WEST END LOCATION
- > SHORT TERM LEASES AVAILABLE
- > FLOOR AREA FROM – 32.99 SQM (355 SQFT)
- > 2 DEDICATED CAR PARKING SPACES
- > ALL INCLUSIVE RENTAL AVAILABLE

TO LET

14 VICTORIA STREET, ABERDEEN, AB10 1XB

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk 01224 202800 www.shepherd.co.uk



LOCATION

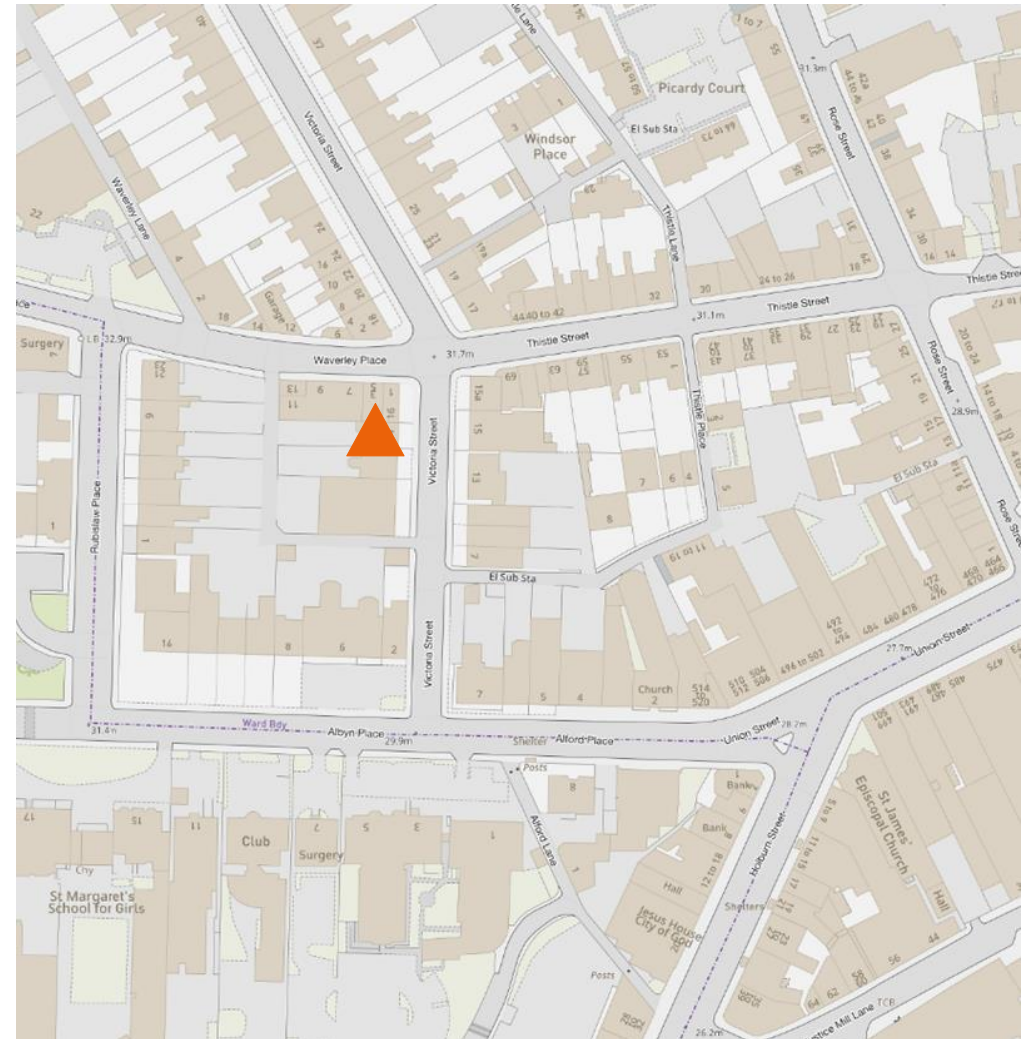
The subjects are located on Victoria Street between its junctions with Albyn Place and Waverley Place/Thistle Street within the West End area of the City. The location is mixed use in nature with retail, office, leisure and residential uses all being situated within the area. In addition, Union Street, the City's main retail and commercial thoroughfare is only a short distance from the premises

DESCRIPTION

The accommodation is arranged over ground and attic floors of a traditional granite and slate terraced property. Internally, the accommodation provides cellular office accommodation along with associated w.c. and tea making facilities. The accommodation is generally carpeted throughout with the walls being painted and fluorescent strip lighting has been installed. Heating is provided by a gas fired central heating system.

CAR PARKING

2 Dedicated car parking spaces are situated to the front of the premises.



ACCOMMODATION	m ²	ft ²
Ground Floor	56.36	607
Attic Floor	32.99	355
TOTAL	89.35	962

The above-mentioned floor areas are calculated on a net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

RENTAL

£15,000 per annum exclusive of VAT and payable quarterly in advance.

All inclusive rentals will be considered.

LEASE TERMS

The premises are available on the basis of a new lease of negotiable duration from 12 months.

RATING

The subjects are currently entered into the Valuation Roll at £20,750

This figure will require to be reassessed upon occupation as it is part of a larger entry.

ENERGY PERFORMANCE CERTIFICATE

Further information and a recommendation report is available to seriously interested parties on request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

ENTRY DATE

Immediate entry is available

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues, the cost of obtaining landlord's consent and LBTT where applicable.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
Mark McQueen, mark.mcqueen@shepherd.co.uk

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