

# Ryden

## TO LET

WEST END OFFICE  
ACCOMMODATION WITH  
DESIGNATED CAR PARKING  
101.73 SQ M (1,095 SQ FT)



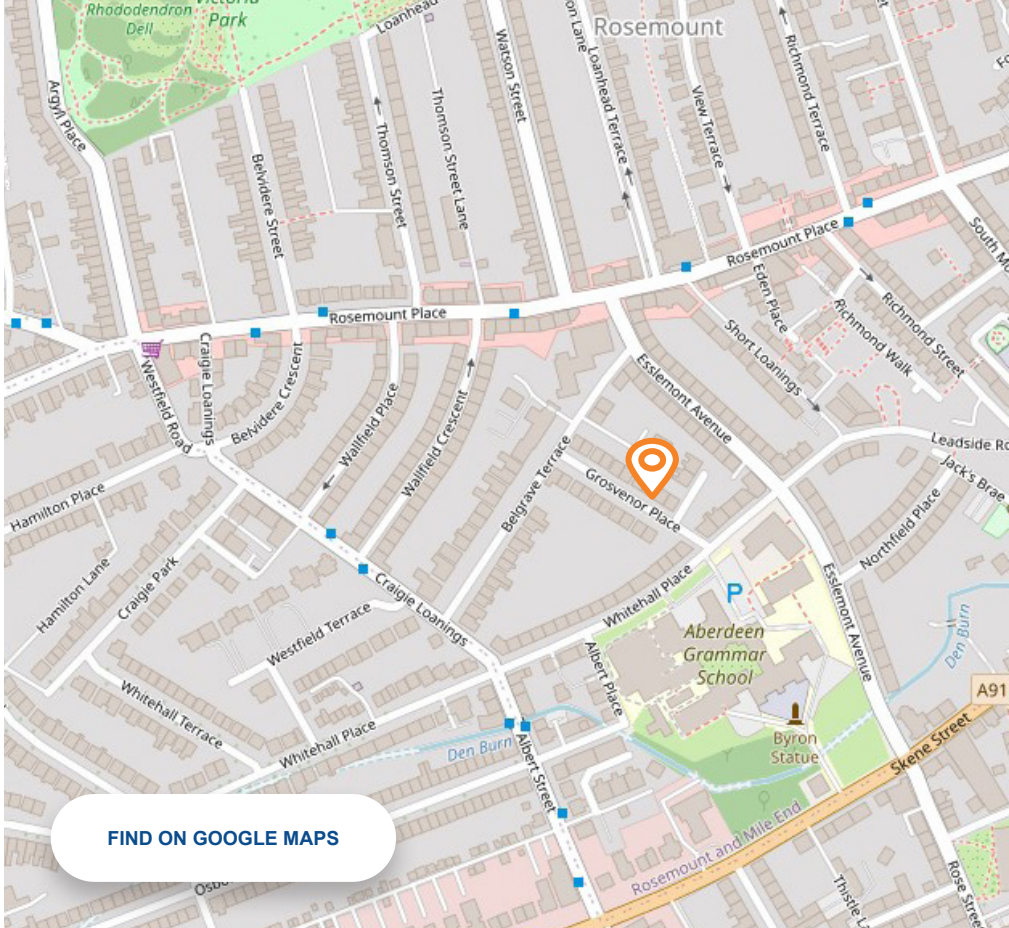
**BELGRAVE HOUSE**  
**BELGRAVE TERRACE**  
**ABERDEEN**  
**AB25 2NR**

**LOCATED WITHIN  
THE WEST END**

**DEDICATED PARKING**

**OPEN PLAN SUITE  
WITH FIT OUT**

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**BELGRAVE HOUSE IS LOCATED JUST OFF BELGRAVE TERRACE WITHIN THE WEST END OF ABERDEEN.**



## LOCATION

Belgrave House is located just off Belgrave Terrace within the West End of Aberdeen. The immediate area is of mixed use with a number of residential and commercial properties in close proximity, including a number of shops and licensed premises/cafes within walking distance located in the popular Rosemount area of Aberdeen.

Nearby occupiers include; Indigo Technologies, Fearless Coffee and Tarragon

## DESCRIPTION

The subjects are situated within a modern, detached office building arranged over two storeys and benefitting from a dedicated car park to the front.

Internally, the subjects comprise open plan office accommodation of the following specification:

- LED lighting
- Painted plaster walls
- Carpet flooring
- Perimeter trunking
- Gas radiator central heating
- Existing fit out in the form of meeting room/boardroom, store and kitchen tea prep facility

## CAR PARKING

The subjects benefit from 3 car parking spaces within the secure car park located at the front of the premises, which can be accessed via Belgrave Terrace.

## 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, as follows:-

DESCRIPTION	SQ M	SQ FT
SUITE 1	101.73	1,095

## RATEABLE VALUE

The subjects are currently entered in the current Valuation Roll with a Rateable Value of £15,250 effective from 01-APR-23.

The Draft Value effective from 01-APR-26 shows a Rateable Value of £12,750.

## LEASE TERMS

The subjects will be available on Full Repairing and Insuring terms. Further information will be available on request.

## RENT

£11,000 per annum, exclusive of VAT.

## EPC

The subjects have an EPC Rating of E. A copy of the EPC and Recommendation Report can be made available, upon request.

## VAT

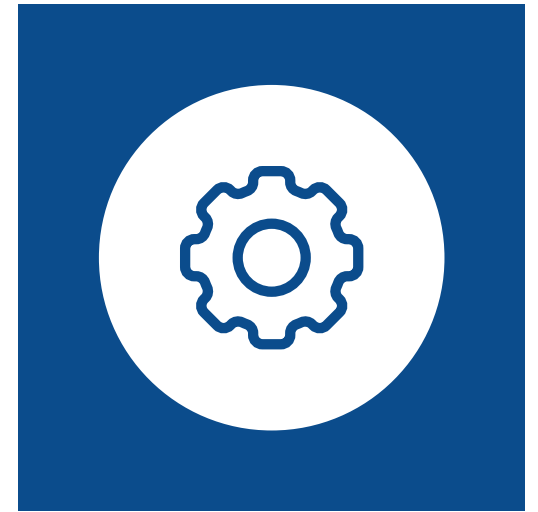
All monies due under the lease will be VAT chargeable at the applicable rate.

## 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.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.



# TO LET

## WEST END OFFICE ACCOMMODATION

101.73 SQ M  
(1,095 SQ FT)



**BELGRAVE HOUSE**  
**BELGRAVE**  
**TERRACE**  
**ABERDEEN**  
**AB25 2NR**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

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