



ABI

48 Huntly Street | Aberdeen | AB10 1SH

TO LET

Modern open plan city centre office suites

Available as a whole
or in individual suites

Refurbished
building

From 5,532 sq.ft
to 12,010 sq.ft

EPC 'B'

AB1

LOCATION

Aberdeen is Scotland's third largest city and is widely considered to be the Energy Capital of Europe. The city is the administrative hub for the North East of Scotland, home to a population of 220,000 people with a further 500,000 people in the surrounding catchment.

AB1 is located on Huntly Street, in the heart of Aberdeen's City Centre. Union Street, Aberdeen's main commercial thoroughfare is less than 200 yards from AB1, ensuring a vast provision of local amenity. Anderson Drive, the city's main arterial route is approximately one mile to the West, and this provides easy access to the wider

trunk road network serving the North East region, and beyond.

Office occupiers located within AB1 (and in close proximity) include The Department for Energy Transition and Net Zero, Scottish Courts and Tribunal Service, Shell, Deloitte, PwC, Xodus Group and Dana Petroleum.



ABI





AB1

ACCOMMODATION

AB1 comprises a substantial three storey, purpose built office building which was comprehensively refurbished, refitted and reconfigured in 2018 in order to take it from single to multiple occupancy. As part of this refurbishment, a new three story reception area was installed with double height entrance atrium.

The building specification includes the following;

- Open plan office floorplates
- Air conditioning throughout
- Generous car parking allocation
- 100mm raised floors
- Flexibility for sub-division
- High-quality internal finishes
- Excellent natural light
- Passenger lifts serving all floors
- LG7 compatible lighting
- Building Management System

The building reception area has recently been upgraded to include full redecoration, a biophilic feature wall and decorative wall finishings.

The previous occupier's fit out remains in each of the suites, however our client intends to undertake a comprehensive refurbishment ahead of any new letting.



ABI

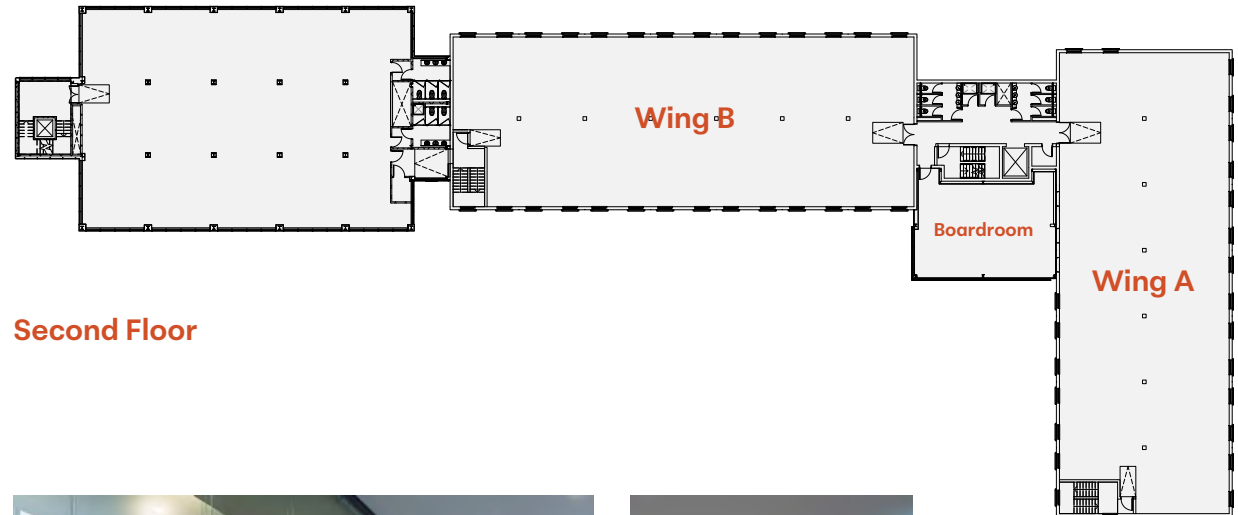
FLOOR AREAS

The available space is located on the second floor, with the accommodation split across two wings of similar size alongside a boardroom.

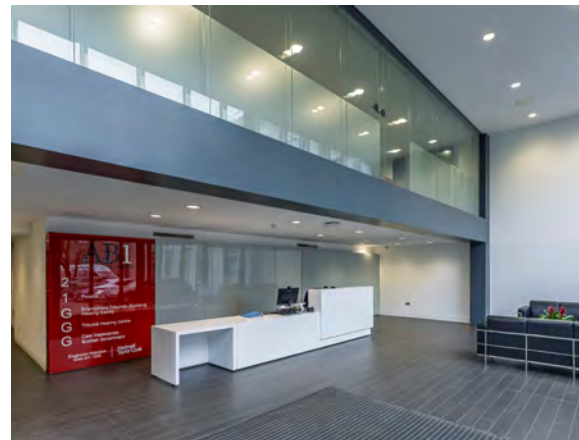
The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Suite	sq.m	sq.ft
2nd Floor – Wing A	511	5,505
2nd Floor – Wing B	518	5,578
2nd Floor – Board Room	88	946
TOTAL	1,117	12,029

There are a total of 12 car parking spaces, these will be allocated on a pro-rata basis (ratio of c.1: 1,000 sq.ft).



Second Floor



ABI

LEASE TERMS

The suites are available on Full Repairing and Insuring lease terms for a negotiable lease duration.

QUOTING RENT

Suite	Quoting Rent (pa)
2nd Floor – Wing A	£121,110
2nd Floor – Wing B	£122,716
2nd Floor – Board Room	£20,812

SERVICE CHARGE

Each tenant will be responsible for a service charge in relation to the maintenance, repair, servicing and management of the common internal and external parts of the building and the development.



RATEABLE VALUE

	Rateable Value
2nd Floor – Wings A, B and Board Room	£194,000
Car parking – 12 spaces	£12,000
TOTAL	£206,000

In the event that the suites are to be split, then the Rateable Values will require to be re-assessed. An indicative RV can be provided to interested parties on application.

ABI

ENERGY PERFORMANCE CERTIFICATE – ('EPC')

The whole building has an EPC rating of 'B'

VAT

All rents and prices quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of any transaction. An incoming tenant will be responsible for any Land & Buildings Transaction Tax and Registration Dues, if applicable.

ENTRY

Upon conclusion of legal missives.

VIEWINGS AND OFFERS

Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.

ANTI-MONEY LAUNDERING

To comply with the current anti-money laundering regulations, the agents acting on both sides of any qualifying transaction are required to undertake appropriate due-diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding.



CONTACT

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