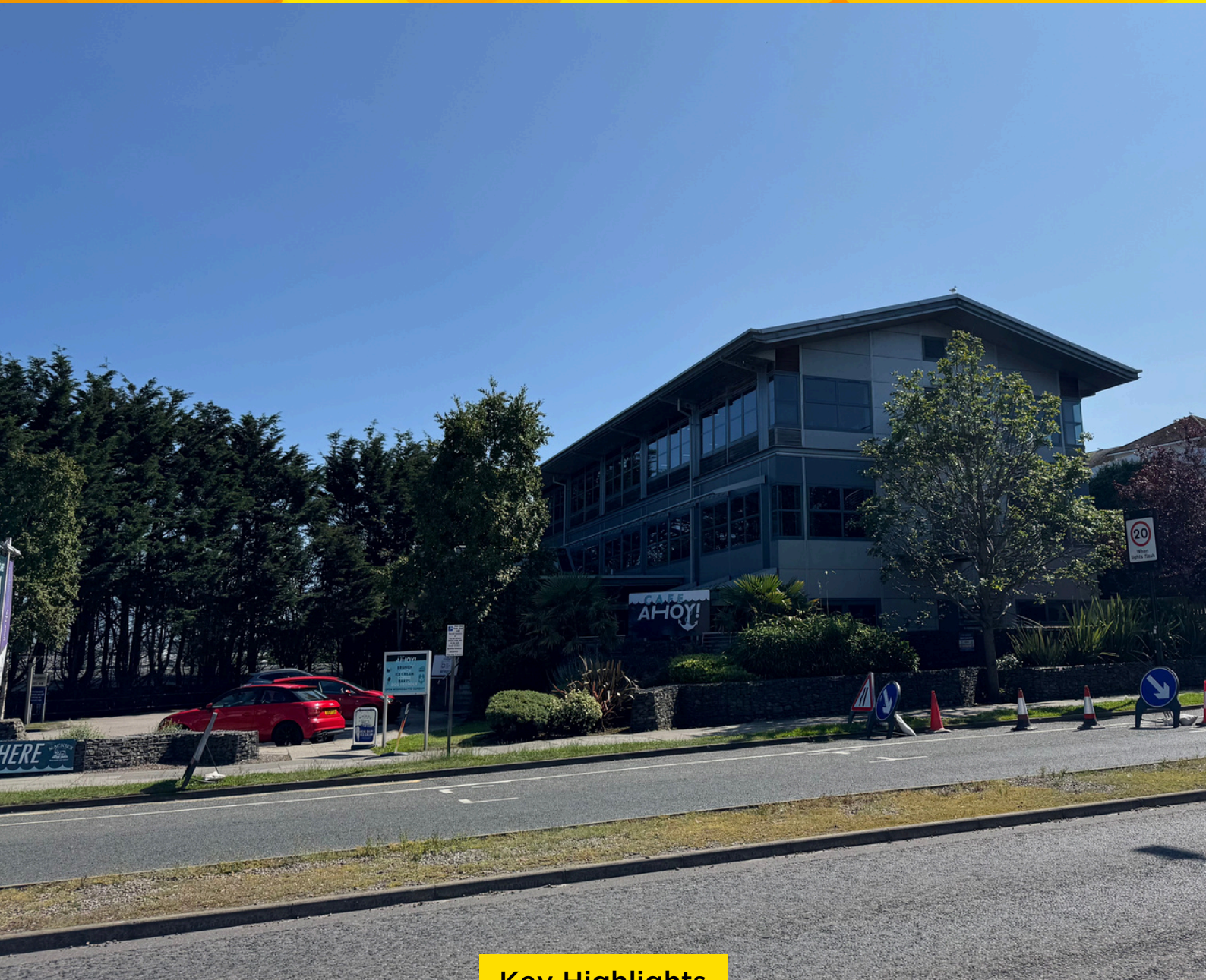


FOR SALE / FOR LEASE
PROMINENT DETACHED OFFICE ACCOMMODATION

INSPIRE BUILDING

Beach Boulevard, Aberdeen AB24 5HP



Key Highlights

- Modern office accommodation
- 10,804 Sq. ft (1003.70 Sq. m)
- 25 parking spaces
- Strong local amenity

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LOCATION

The Inspire Building is located on the South side of Beach Boulevard, a short distance to the East of Aberdeen city centre, and in close proximity to the commercial areas at Aberdeen Beach and Harbour.

The local area is in mixed use, with an array of commercial, retail and residential uses within a short walk, including Queens Links Leisure Park, Beach Boulevard retail Park. The building is a two mile drive to Aberdeen Train Station providing strong transport links across the country.

Aberdeen City Council are spending approximately £50 million on works to redevelop the beachfront area through the City Centre and Beachfront masterplan. This is a comprehensive redevelopment and the largest the area has seen in 35 years. This aims to create a better area for people and drive greater levels of activity and engagement within the area.

DESCRIPTION

The Inspire Building is a modern, detached building of steel portal frame construction and arranged over ground and two upper floors, and under a pitched composite metal roof.

- Air conditioning system throughout
- Solid and raised access flooring with a mix of floor coverings
- Walls are generally painted plasterboard, with glazed partitioning
- The ceiling is mainly suspended, acoustic tiled and incorporating a mix of diffused fluorescent strip lighting and spot lights
- Double glazed windows throughout
- There is an 8 person passenger lift which is access controlled and serves all floors
- Each floor benefits from ladies, gents and accessible w/c facilities, and staff welfare areas
- A fully equipped café and associated kitchen facility at ground floor
- 25 Car Parking spaces

The overall site extends to approximately 0.24 hectares (0.60 acres) or thereby, and is bound by a mix of timber fencing and brick walls.



ACCOMMODATION

The following areas have been calculated on a Net Internal Area basis:

FLOOR AREA	SQ FT	SQ M
Ground Floor	3,902	326.50
First Floor	3,442	319.80
Second Floor	3,460	321.40
TOTAL	10,804	1,003.70

PRICE

Price on Application.

ENERGY PERFORMANCE CERTIFICATE

TBC.

VAT

VAT will be chargeable on all monies due under the lease.

RATING ASSESSMENT

The property is entered in to the valuation roll at £173,500 effective as of 1st April 2023.

The property has been reassessed to £134,000 effective as of 1st April 2026.

LEGAL COSTS

Each party will bear their own legal expenses incurred in documenting a lease or sale. The incoming occupier will be responsible for any applicable Land and Buildings Transaction Tax (LBTT) and Registration Dues.

VIEWING AND FURTHER INFORMATION

For all enquiries and viewings, please contact the sole agents.

CONTACTS

For further information please contact:

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