

TO LET

CITY CENTRE OFFICE ACCOMMODATION WITH DESIGNATED CAR PARKING.



- Refurbished open plan suites
- Floor Space: 106.47 – 328.10 sqm (1,146 – 3,532 sq ft)
- Designated car parking at rear
- Fresh Start Relief is available

First & Second Floors, Amicable House, 252 Union Street,
Aberdeen, AB10 1TN

LOCATION

The subjects are located on the north side of Union Street within the heart of Aberdeen City Centre, ideally placed to take advantage of all the amenities available nearby.

DESCRIPTION

The available accommodation is located on the first and second floors of Amicable House which is a traditional mid-terraced building arranged over ground, first, second, third and attic floors. The subjects comprise of granite construction under a pitched slated roof with secure car parking to the rear.

Access to the first and second floor is given by internal staircase and lift and the property benefits from male, female and disabled toilet facilities on each level.

Internally, the subjects comprises refurbished, predominantly open plan accommodation. There are carpeted raised access floors, suspended ceilings incorporating comfort cooling cassettes and Cat 2 lighting. The subjects benefit from timber framed double glazed windows and are decorated to a modern standard. Each suite has a couple of meeting rooms in situ and modern kitchen facilities.

ACCOMMODATION

We calculate the following approximate Net Internal Floor Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m	Sq. ft
First Floor	221.63	2,386
Second Floor West	106.47	1,146
Total	328.10	3,532

CAR PARKING

There are 8 available car parking spaces directly to the rear of Amicable House and accessed off Union Row.

RATEABLE VALUE

With effect from 1 April 2023 the Rateable Values are:

First Floor - RV: £19,250

Second Floor - RV: £9,400

There are also separate entries for the car parking spaces : RV £700 per space.

100% Rates Relief for the first 12 months of occupation is available via Fresh Starts Relief applicable for the **first floor suite only**.

Any ingoing occupier has the right to appeal this Rateable Value. Details on the Small Business Bonus Scheme (SBBS) for the second floor can be provided by the letting agents.

SERVICE CHARGE

Details of the service charge will be provided upon request.





To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2025

LEASE TERM

The property is available on a new Full Repairing and Insuring Lease for a flexible period.

RENT

First Floor - £23,750 per annum (£9.95 per sq. ft).
 Second Floor West - £11,500 per annum (£10.03 per sq. ft)

VAT

All monies quoted are done so exclusive of VAT, which may be applicable.

EPC

The property has an EPC Rating of D.

A copy of the EPC and the Recommendation Report can be provided upon request.

ENTRY

Immediate upon completion of legal documentation

LEGAL COSTS

In the normal manner, the ingoing tenant may be responsible for all legal costs incurred in the transaction, together with any LBTT and registration dues, as appropriate.

VIEWINGS

To arrange a viewing or for further information, please contact the joint letting agents: