

TO LET

1 BALTIC PLACE

Aberdeen, AB11 5EW



Key Highlights

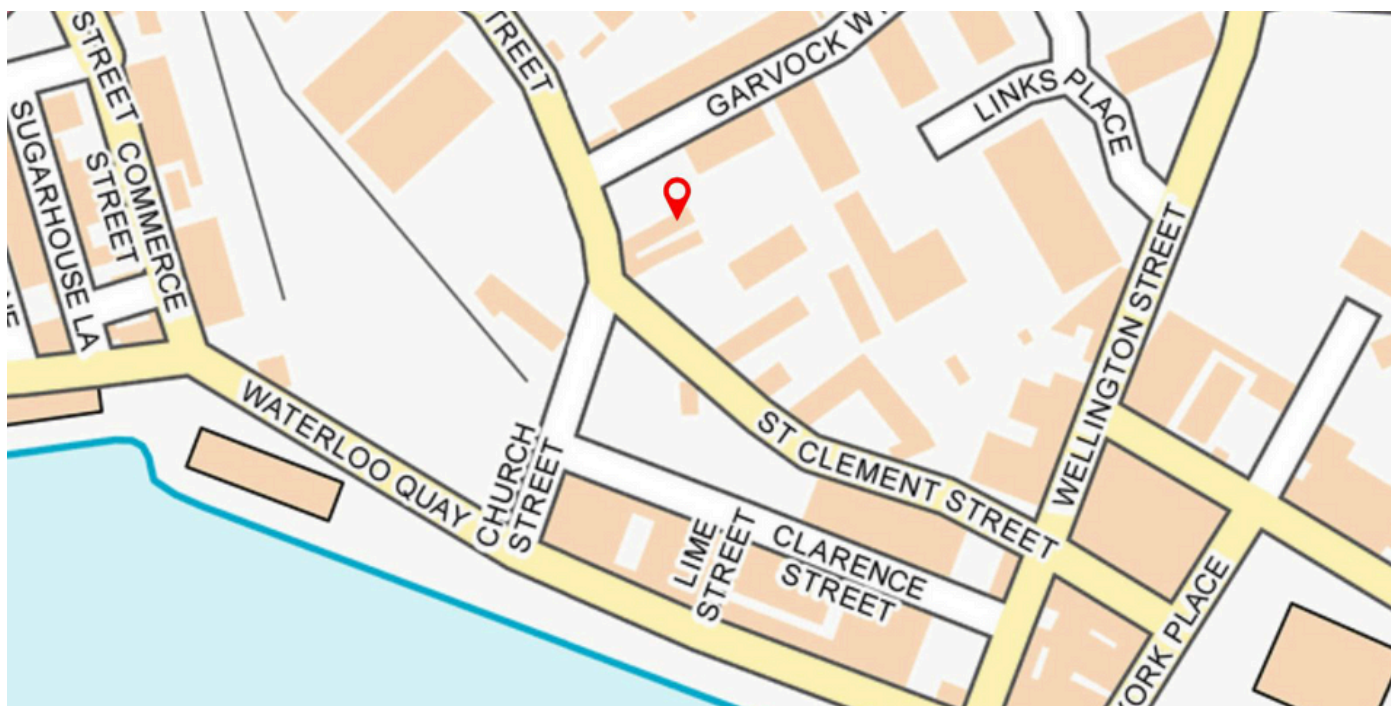
- Self-contained, first floor office suite
- Flexible workspace
- 322.3 sq m (3,469 sq ft)
- 6 parking spaces available, with the potential to create additional spaces
- Potential to be let in its entirety or split into smaller suites

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LOCATION

The property is located in the heart of the harbour area. Occupying a prominent location on the corner of Miller Street and St Clement Street. Thanks to the geographical location of the building, it benefits from all city centre amenity only a short distance away. Being located at the harbour, the premises also benefits from strong transport links with Aberdeen Bus Station and Train Station within close proximity and the A956 which leads south and joins the A90.

Nearby occupiers include Halliburton, DOF Subsea UK, CEF, Titan Torque Services, Shore Porters and Peterson (United Kingdom) Ltd.

DESCRIPTION

The detached office is located on a prominent corner location. The building is of granite and stone construction with a mono-pitched roof. Internally the suite benefits from:

- Partitioned office space with some open plan work areas
- Male & female toilets
- Kitchen/tea prep area
- Gas fired central heating
- Double glazed windows

CAR PARKING

6 parking spaces are allocated with the available space, there is also substantial overflow available.

ACCOMODATION

The following floor areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition):

DESCRIPTION	SQ FT	SQ M
First Floor	3,469	322.3

RATING ASSESSMENT

The property is contained within the Valuation Roll as having a Rateable Value of £30,000 effective from 1st April 2023. Any incoming tenant would have the right to appeal this figure.

LEASE TERMS

Our clients are seeking to lease the premises on flexible terms and negotiable duration. Any medium to long term lease would require to incorporate provision for upward only rent review at regular intervals.

EPC

The energy performance rating is E.

RENT

Quoting Rent £9 sq ft exc VAT.

VAT

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

COSTS

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration Dues applicable.

ENTRY

Immediate entry is available.

VIEWING & OFFERS

Strictly by arrangement with the sole letting agents, to whom all offers should be submitted in Scottish legal form.

CONTACTS

For further information please contact:

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