

TO LET
CITY CENTRE OFFICE WITH PARKING



Justice House, 4 Justice Mill Lane,
Aberdeen, AB11 6EQ

- City Centre location
- 8 car parking spaces
- Net Internal Area: 252.97 sq. m (2,729 sq.ft)

LOCATION

The property is situated on Justice Mill Lane, near the Silver Fin and Capital office buildings, right in the heart of Aberdeen's City centre. It benefits from being in close proximity to the West End office district and has access to a wide range of nearby amenities, including bars, cafes and restaurants. It is located near Union Street, Aberdeen's main retail thoroughfare, and just a 10-minute walk from Aberdeen's train and bus stations, ensuring excellent public transport connections.

DESCRIPTION

The property comprises a converted brick building with steel construction and a pitched and slated roof. Spread across three levels, the property offers two open-plan floor areas on the first and second floor. The ground floor has a spacious boardroom, along with male, female and accessible W/C facilities and there is a store located to the rear. The property benefits from a comfort cooling system throughout and 8 parking spaces.

ACCOMODATION

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
Ground Floor	23.60	283
Store	26.07	287
First Floor	100.19	1,079
Second Floor	100.41	1,080
Total	252.97	2,729

CAR PARKING

The subjects benefit from 8 parking spaces to the front, accessed from Justice Mill Lane.

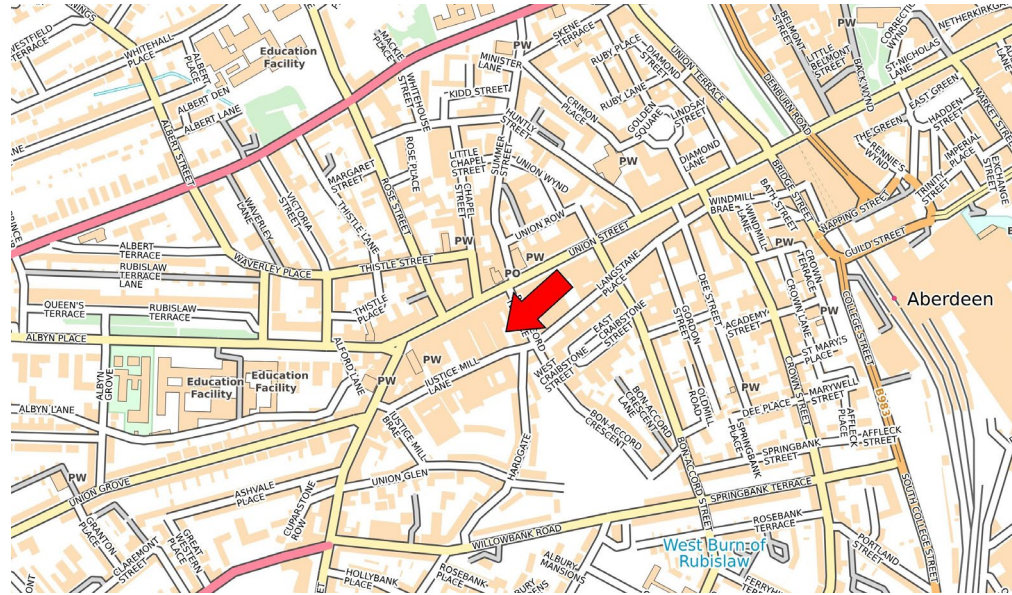
RENT

£20,000 per annum, exc.

LEASE TERM

The subjects are available on a new Full Repairing and Insuring lease for a period to be negotiated.

RATING



The property is entered in the current Valuation Roll with a Rateable Value of £26,500.

The Uniform Business rate Poundage for the year 2024/2025 is 49.8p in the £.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Rating of F. Further details are available on request.

VAT

All prices, rents and premiums quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWINGS

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



To arrange a viewing please contact:



Molly Peeters

Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303



Chris Ion

Partner
chris.ion@g-s.co.uk
07717 425 298

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: October 2024