



## 40 UNION TERRACE ABERDEEN, AB10 1NP

- Office suite NIA 87.9 sq.m — 946 sq.ft approx.
- Central location with excellent transport links
- Attractive, flexible lease packages
- Immediate entry
- Located across from Union Terrace Gardens Development





## LOCATION

The subjects are situated within the heart of the City Centre on the North side of Union Terrace, close to the junction of Skene Terrace and Rosemount Viaduct. The property has fantastic views over the Union Terrace Gardens and is just over the road from the new Common Sense Cafe. Union Street is approximately 350 yards to the South, forming the main commercial thoroughfare for Aberdeen, with a mixture of uses such as retail, licensed, office, residential and hotels. Union Square Shopping Centre is within walking distance and is home to major retailers such as M&S, NEXT, Apple, and a host of restaurants such as Wagamama & Yo Sushi. The subject property is also located near the railway/ bus stations with Denburn car park situated a few minutes walk away.

Nearby occupiers include Mercure Caledonian Hotel, Chaophraya, Barclays Bank and Burnett and Reid LLP.

The exact location of the property is highlighted in the adjacent plan.

## DESCRIPTION

The subjects comprise a third floor office suite within a terraced Category Grade B listed building. The property is constructed of traditional granite construction with striking, ornate stonework and a pitched and slated roof.

The office suite is self-contained and benefits from a mixture of open plan and cellular accommodation along with dedicated kitchen facilities and male and female toilets. Internal finishes include carpeted floors, plastered and painted walls and suspended ceilings incorporating recessed fluorescent lighting. Heating is by way of gas central heating. The subjects can be accessed either by stair or via a passenger lift from an entrance hall making the suite DDA compliant.

## FLOOR AREAS

We calculate the following approximate area, in accordance with Net Internal Areas (NIA) as follows:

3rd Floor	Sq. m.	Sq. ft.
Office	87.9	946

## LEASE TERMS

The subjects are available on the basis of a Full Repairing and Insuring lease on terms to be agreed. Any medium or long term lease will incorporate periodic rent reviews. Short term leases will be considered.

## RENT

£10,000 per annum exc.

## RATING

The subjects are currently entered in the Valuation Roll with a Rateable Value effective from 1 April 2017 of £12,250. The rate poundage for 2022/23 is 49.8p to the £. The incoming occupier will have the right to appeal this assessment. A new occupier may qualify for the Small Business Bonus Scheme, which would provide 100% rates relief.

## EPC

The subjects have an EPC Rating of 'G'.

## DATE OF ENTRY

Immediate entry is available upon conclusion of legalities.

## VAT

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax and registration dues, as appropriate.

## VIEWINGS & OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.

To arrange a viewing please contact:



**Chris Ion**  
Partner  
Chris.ion@g-s.co.uk  
07717 425298



**Euan Rolland**  
Surveyor  
euan.rolland@g-s.co.uk  
07825 875303

## 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. The joint agents 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. The joint agents 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.
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6. Date of Publication: November 2022