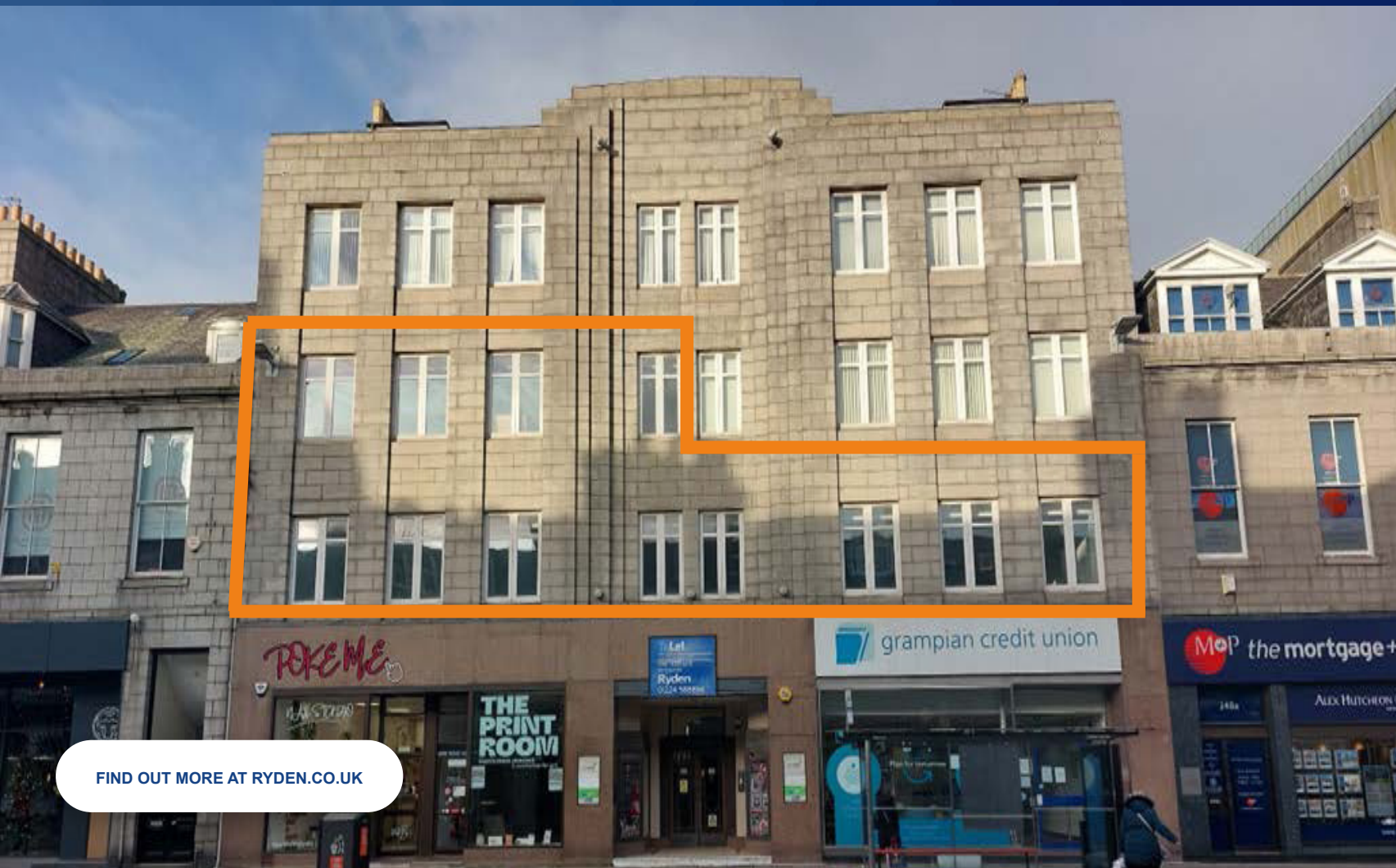


Ryden

TO LET

CITY CENTRE OFFICE
ACCOMMODATION WITH DESIGNATED
CAR PARKING

106.47 - 328.10 SQ M (1,146 - 3,532 SQ FT)



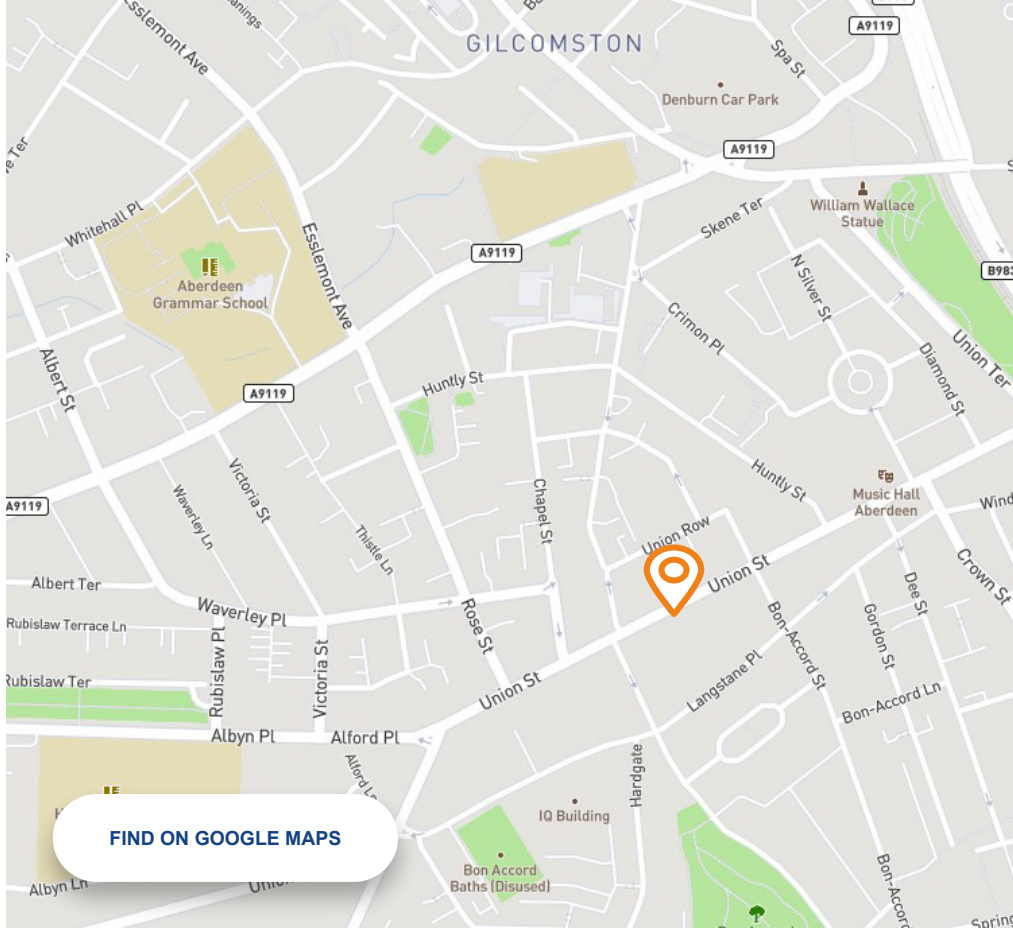
FIRST & SECOND
FLOORS,
AMICABLE HOUSE,
252 UNION STREET,
ABERDEEN,
AB10 1TN

REFURBISHED OPEN
PLAN SUITES

DESIGNATED CAR
PARKING AT REAR

LOCATED IN THE HEART OF
ABERDEEN'S CITY CENTRE

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



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 floors 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 Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

DESCRIPTION	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	£19,250
Second Floor West	£9,400

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

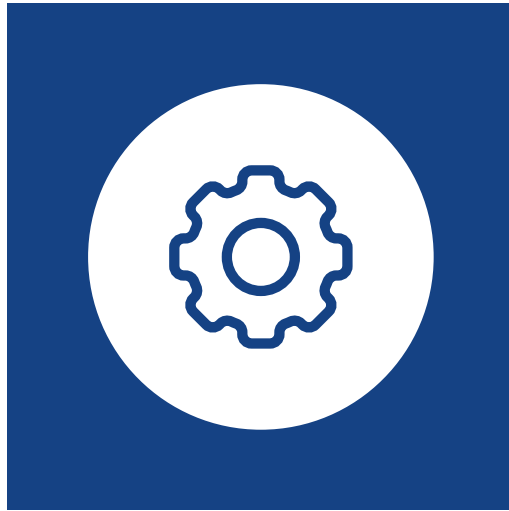
Any ingoing occupier has the right to appeal this Rateable Value. Details on the Small Business Bonus Scheme (SBBS) for the second floor can be provided by the letting agents.

SERVICE CHARGE

Details of the service charge will be provided upon request.

**THE SUBJECTS
ARE LOCATED
ON THE NORTH
SIDE OF UNION
STREET WITHIN
THE HEART OF
ABERDEEN'S
CITY CENTRE.**





LEASE TERMS

The property is available on 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.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D.

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

ENTRY

Immediate upon completion of legal documentation.

LEGAL COSTS

In the normal manner, the incoming 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.

TO LET

CITY CENTRE OFFICE

ACCOMMODATION

106.47 - 328.10 SQ M
(1,146 - 3,532 SQ FT)



**FIRST & SECOND
FLOORS, AMICABLE
HOUSE,
252 UNION STREET,
ABERDEEN,
AB10 1TN**

GET IN TOUCH

Please get in touch with our letting agent for more details.

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