

TO LET / MAY SELL

MODERN CITY CENTRE OFFICE WITH PARKING

**GRAHAM
SIBBALD**



12 Bon Accord Square,
Aberdeen, AB11 6DJ

- Modern City Centre Office
- Recently refurbished
- Secure car park for 4 cars with 2 parking permits
- Floor area (NIA) 258.55 sq.m (2,783 sq.ft) approx.



LOCATION

The subjects are located on the North side of Bon-Accord Square, within walking distance of Union Street. Historically a retail dominated location, Union Street has seen several new developments being constructed providing a wide array of amenity including restaurants, shops, cafes, hotels and bars.

Nearby occupiers include James and George Collie, Blackadders LLP, Zenith Energy and James Milne Chartered Accountants.

DESCRIPTION

The subjects comprise a B-listed mid-terraced traditional townhouse constructed of granite under and pitched and slated roof. The office accommodation is situated over lower ground, ground, first and second floors.

Internally the office accommodation is mainly cellular in nature with two large meeting rooms located on the ground floor. Internal finishes include painted and plastered walls and ceilings, with suspended timber floors covered by a mixture of laminate and carpet tiles. Lighting is by way of fluorescent lighting and heating is by way of gas central heating. The building is also fitted with category 5e cabling providing high speed internet access.

The subjects has a secure car park to the rear of the building for 4 cars accessible via Langstane Place with 2 on street permit spaces.

FLOOR AREA

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.
Lower Ground Floor	50.83	547
Ground Floor	58.63	631
First Floor	79.88	860
Second Floor	69.21	745
TOTAL	258.55	2,783

RENT

£40,000 per annum exc.

PRICE

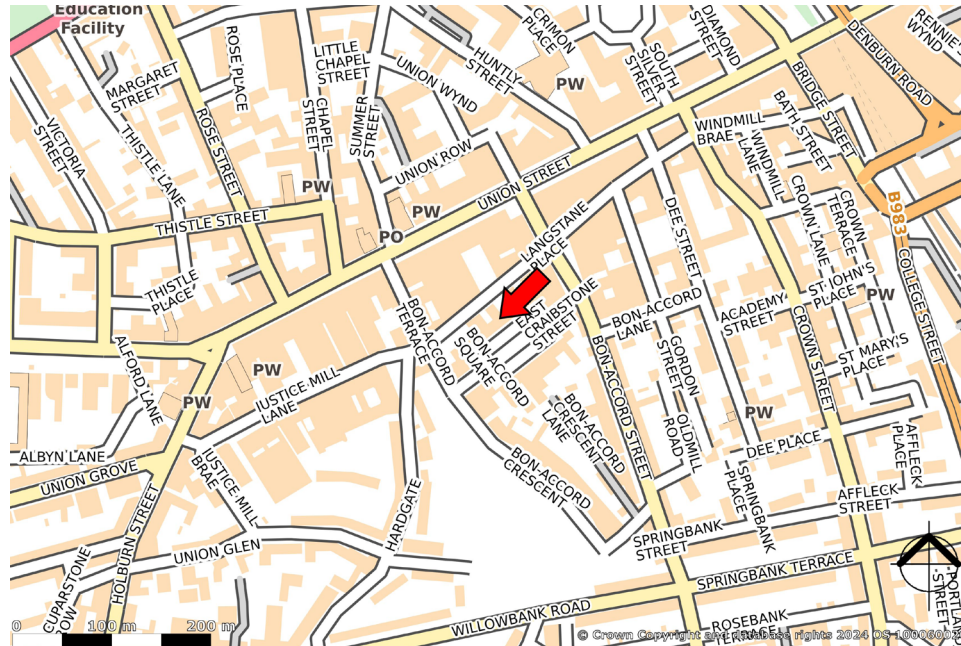
Price upon application

LEASE TERMS

The property is offered on a new Full Repairing and Insuring lease for a period to be agreed.

RATING

The premises are currently entered in the Valuation Roll with a Rateable Value of £28,325 effective from 1 April 2024. The Rate Pundage for 2024/25 is 49.8p.



ENERGY PERFORMANCE CERTIFICATE

(EPC):

Each building has a current Energy Performance Certificate of B.

V.A.T

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

ENTRY

Immediate, upon completion of legal formalities.

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 (LBTT) and Registration Dues, as appropriate.

VIEWINGS & OFFERS

By prior arrangement with the sole 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



Alex Robb
Surveyor
alex.robb@g-s.co.uk
07850 818919

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2024