

OFFICE BUILDING

- > FROM – 250.01 SQM (2,690 SQFT) - 573.53 SQM (6,171 SQFT)
- > RENTAL – FROM £12.50 PSQFT
- > CITY CENTRE LOCATION
- > OVERLOOKS BON ACCORD CRESCENT GARDENS

TO LET

8-9 BON ACCORD CRESCENT, ABERDEEN, AB11 6DN

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LOCATION

Aberdeen is the third largest city in Scotland with an estimated population of 229,060 as of 2020 with a further 261,470 located within Aberdeenshire. The City is located approximately 125 miles north of Edinburgh and 145 miles from Glasgow.

During 2023 Aberdeen is the sixth most improved UK City within PWC's Good Growth for Cities Index, outperforming the UK average on key economic wellbeing factors. The Aberdeen City Region has long been renowned as a global energy hub, critical both in terms of UK energy security and in leading the energy transition, as it draws on a world-class oil and gas sector and supply chain skills. Other key sectors in the region include life sciences, Food and Drink & Technology & Digital.

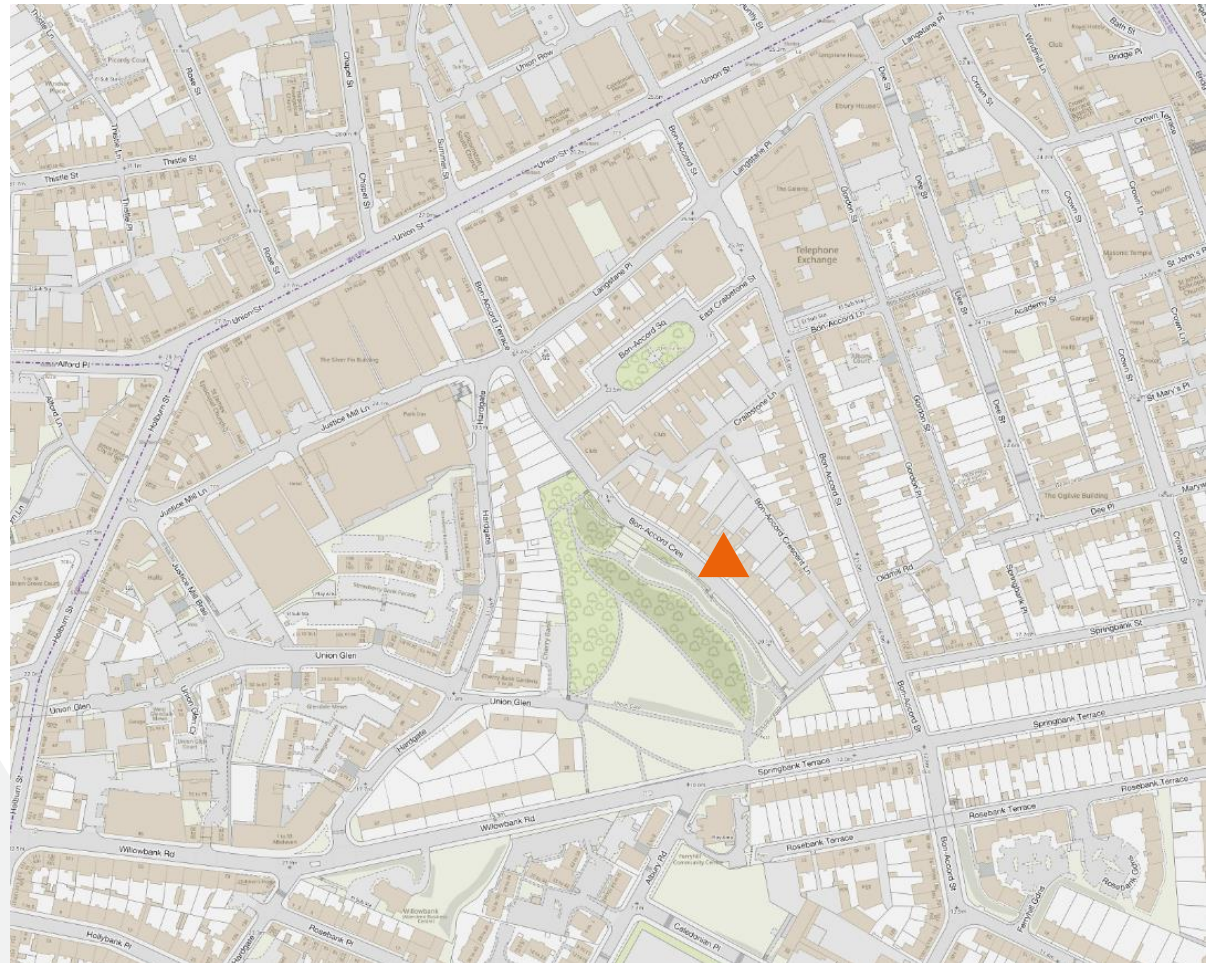
The property is situated on Bon Accord Crescent within Aberdeen City Centre. The location is mixed use in nature with a number of offices being converted into residential units. The location is also within 5 minutes' walk of Union Street, the principal retail street within the City Centre. The property is also within easy walk of numerous restaurants & bars.

The building has an attractive outlook over Bon Accord Terrace Gardens.

DESCRIPTION

The subjects comprise twin mid terrace town houses of traditional construction arranged over basement, ground, first and attic floors under a pitched and slated roof. The subjects benefit from a grand traditional spiral staircase with high ceilings adding to the opulence of the property and complimenting the tenant's fit out of the subjects.

The subjects also benefit from a well-presented tea preparation area along with male and female W.C. facilities. The rear of the subjects benefits from a large secure car park, with 25 spaces, accessible from Bon Accord Terrace Lane via Old Mill Road.



ACCOMMODATION

8 Bon Accord Crescent	m²	ft²
Basement	35.51	382
Ground Floor	89.21	960
First Floor	70.53	759
Second Floor	54.76	589
SUB-TOTAL	250.01	2,690

9 Bon Accord Crescent	m²	ft²
Basement	73.67	793
Ground Floor	88.69	954
First Floor	84.67	911
Second Floor	76.50	823
SUB-TOTAL	323.53	3,481

8&9 Bon Accord Crescent	m²	ft²
TOTAL NET INTERNAL AREA	573.53	6,171

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)



SUB-DIVISION

The premises are available in whole or part with further information available upon request.

RENTAL

From £12.50 psqft exclusive of VAT at the prevailing rate.

LEASE TERMS

The premises are available on the basis of a new lease of negotiable duration.

VAT

The property is not presently opted to tax therefore VAT will not be payable on the purchase price.

RATEABLE VALUE

The premises are currently entered into the valuation roll as part of a larger entry and will require to be reassessed.

Further information in this respect is available upon request.

ENERGY PERFORMANCE CERTIFICATE

The premises have the following Energy Performance Certificate Rating of:

> 8 Bon Accord Crescent - G

> 9 Bon Accord Crescent - F

Further information and recommendation report is available to seriously interested parties on request.

ENTRY DATE

Upon conclusion of Legal Missives.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.



For further information or viewing arrangements please contact the sole agents:

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