

OFFICE PREMISES

- > HARBOUR LOCATION
- > SIZE – 57.71 SQM (621 SQFT)
- > 2 PARKING SPACES ASSOCIATED WITH THE PREMISES
- > FLEXIBLE LEASE TERMS
- > RENTAL - £8,000 PER ANNUM

TO LET

FORMER POLICE STATION, BLAIKIES QUAY, ABERDEEN, AB11 5PB

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



LOCATION

The building is located on the south side of Blaikies Quay within the heart of the harbour area of the City centre.

Blaikies Quay is accessed from Market Street and as such is in close proximity to and gives quick access to the local and national road network.

The location benefits from good Public transport links with the bus and rail station being located nearby. Union Square Shopping Centre is also adjacent that provides all required amenities to include coffee shops, restaurants and additional parking.

DESCRIPTION

The premises comprise a detached office of granite and slate construction with good levels of natural light via with extensive glazing to the front of the premises.

Internally, the premises are well presented and provide 3 office areas along with a store, tea making and w.c. facilities. Heating is via a gas fired central heating system.

CAR PARKING

Car parking for two vehicles are associated with the suite.



ACCOMMODATION

m² **ft²**

Ground Floor	57.71	621
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The above-mentioned floor area has been calculated on a net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

RENTAL

£8,000 per annum exclusive of VAT and payable quarterly in advance.

LEASE TERMS

Our client is seeking to lease the premises on a Full Repairing and Insuring lease for negotiable period

RATING

The subjects are currently entered into the Valuation Roll as follows:

Office - £7,100

Car Parking – £1,000

100% Small Business rates relief will potentially be available to qualifying occupiers.

An incoming tenant will have the opportunity to appeal this figure.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'E'

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

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

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:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
Mark McQueen, mark.mcqueen@shepherd.co.uk

www.shepherd.co.uk



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