

TO LET

Office Suites

From 124.95 SQM (1,345 SQFT)

Refurbished Accommodation

Cost Effective Space

City Centre Location

Car Parking Available



ST MARY'S COURT, 47 HUNTLY STREET, ABERDEEN, AB10 1TH

CONTACT: Mark McQueen
Melanie Grant

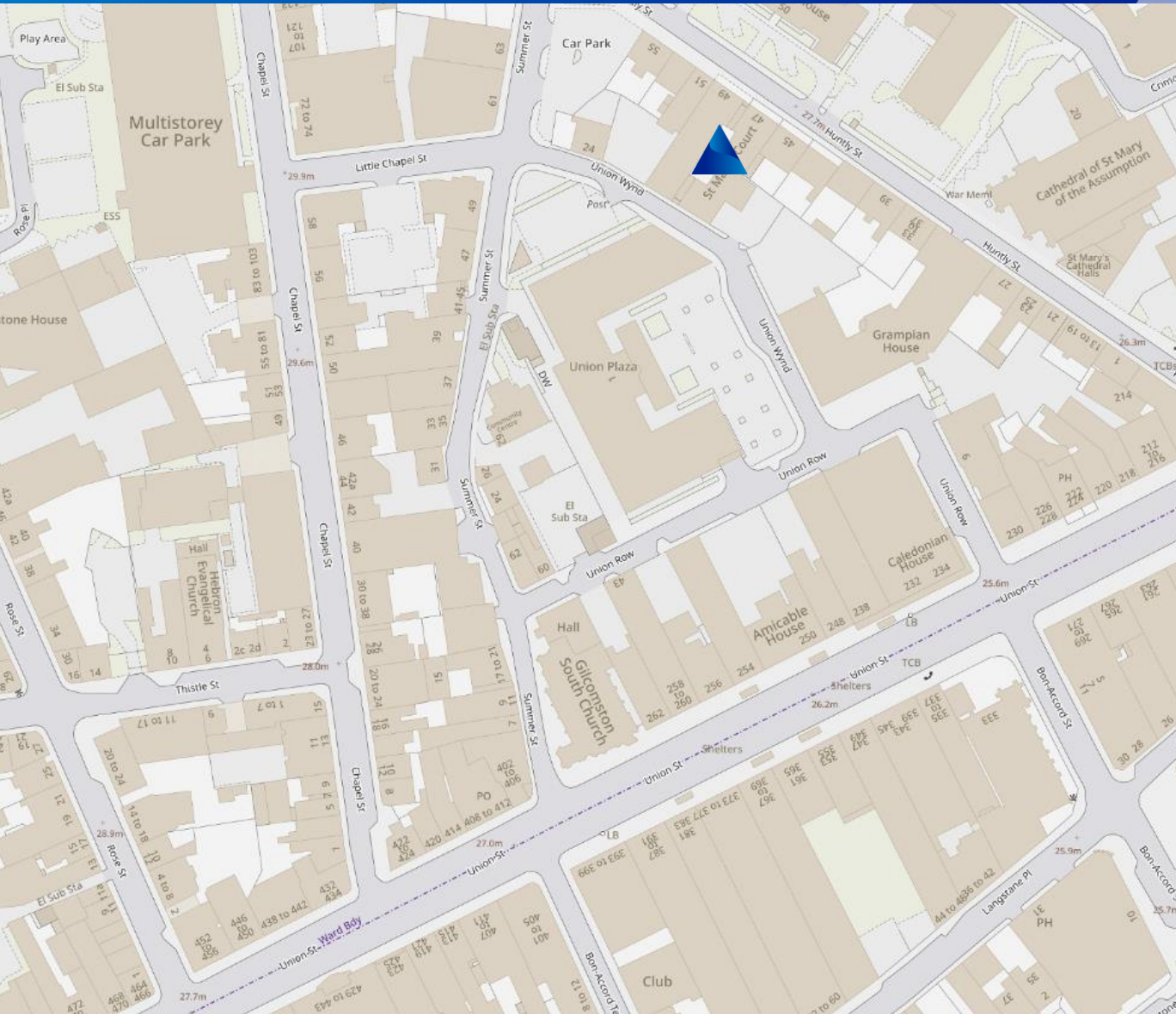
mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk
melanie.grant@shepherd.co.uk





Location

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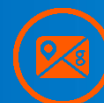


The development is located on the west side of Huntly Street, close to its junction with Summer Street within the City Centre. Union Street, Aberdeen's principal shopping thoroughfare, is located immediately to the south of the development.

The surrounding area is mixed use in nature with office, retail, residential and restaurant all being present.



City Centre Open Plan Office
Accommodation



FIND ON GOOGLE MAPS



Description

ST MARY'S COURT, HUNTLY STREET, ABERDEEN, AB10 1TH



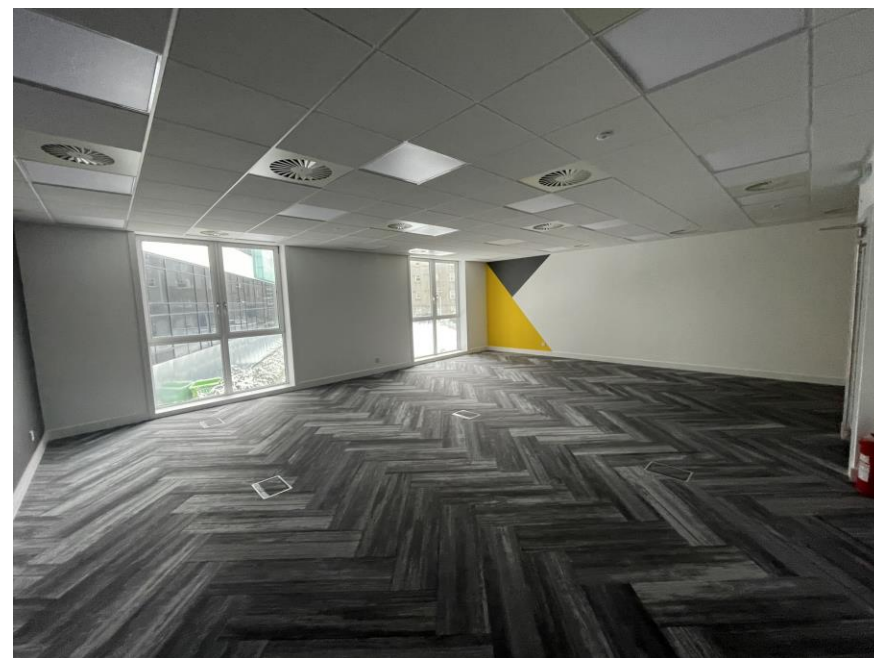
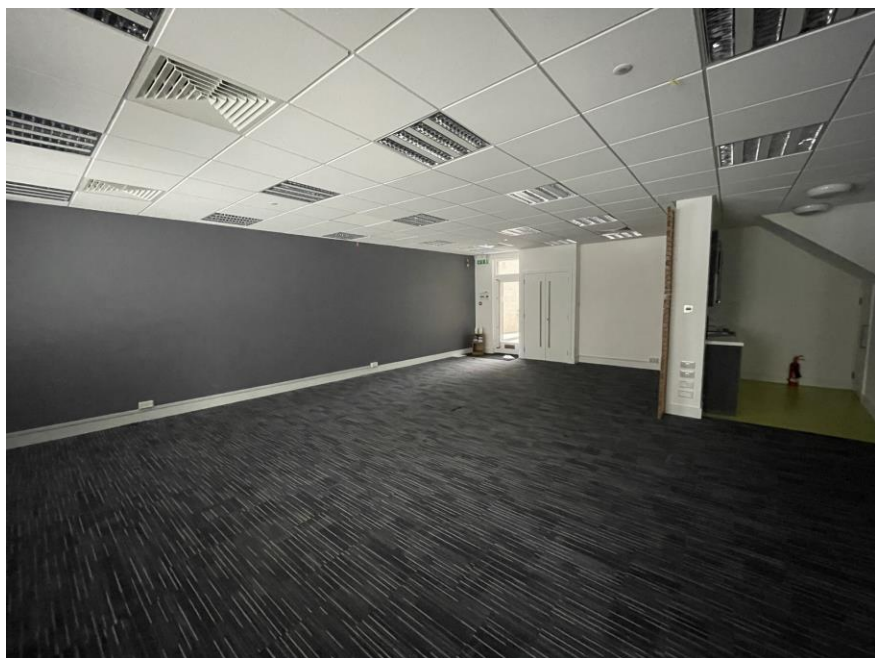
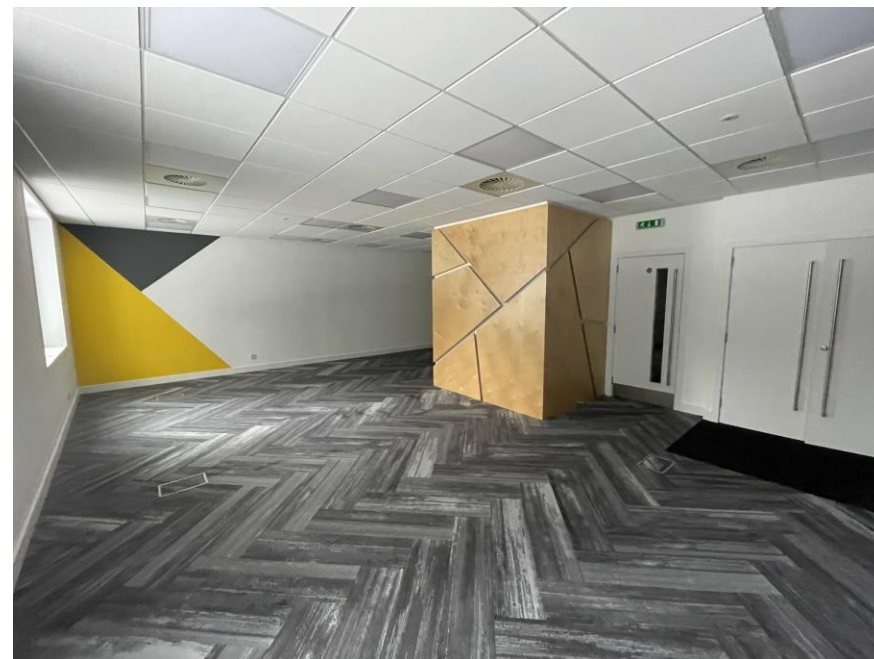
The subjects comprise an attractive courtyard office development with a secure private car park for 8 cars. The property is a mix of granite and concrete block construction, part harled and with a pitched slate roof. Windows are double glazed aluminium framed.

Each unit is accessed from an attractive central courtyard area. Internally, the accommodation is planned over ground and first floors and provides attractive modern open plan office space together with male, female and disabled toilets, shower room and kitchen areas. Finishes throughout include carpet tile floor coverings, painted plaster walls, suspended ceiling with LG7 lighting. Comfort cooling units are installed to most of the offices.



Description

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Accommodation

	m ²	ft ²
47 St Mary's Court	129.51	1,394
47 A/B St Mary's Court	287.20	3,091
47 C St Mary's Court	176.18	1,896
49C St Marys Court	131.66	1,417
Total	724.55	7,798

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).

Rental

	Rental Per Annum
47 St Mary's Court	£17,500
47 A/B St Mary's Court	£38,500
47 C St Mary's Court	£23,750
49C St Marys Court	£17,750

Lease Terms

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

Rateable Value

The development is entered into the valuation roll under various entries with further information available upon request.

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available.

Service Charge

There is a service charge for the upkeep and maintenance of the common areas of the development.

Further information is available upon request

Energy Performance Certificate

Copy available on request.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Get in Touch

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



Mark McQueen

Mark.mcqueen@shepherd.co.uk



Melanie Grant

Melanie.grant@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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