

# TO LET

## Office Premises

Prominent City Centre Location

Open Plan And Cellular Space

Size – 296.65 SQM (3,193 SQFT)

4 Car Parking Spaces Available

Rental - £22,000 per annum



WHAT 3 WORDS

**18 MARYWELL STREET, ABERDEEN, AB11 6FS**

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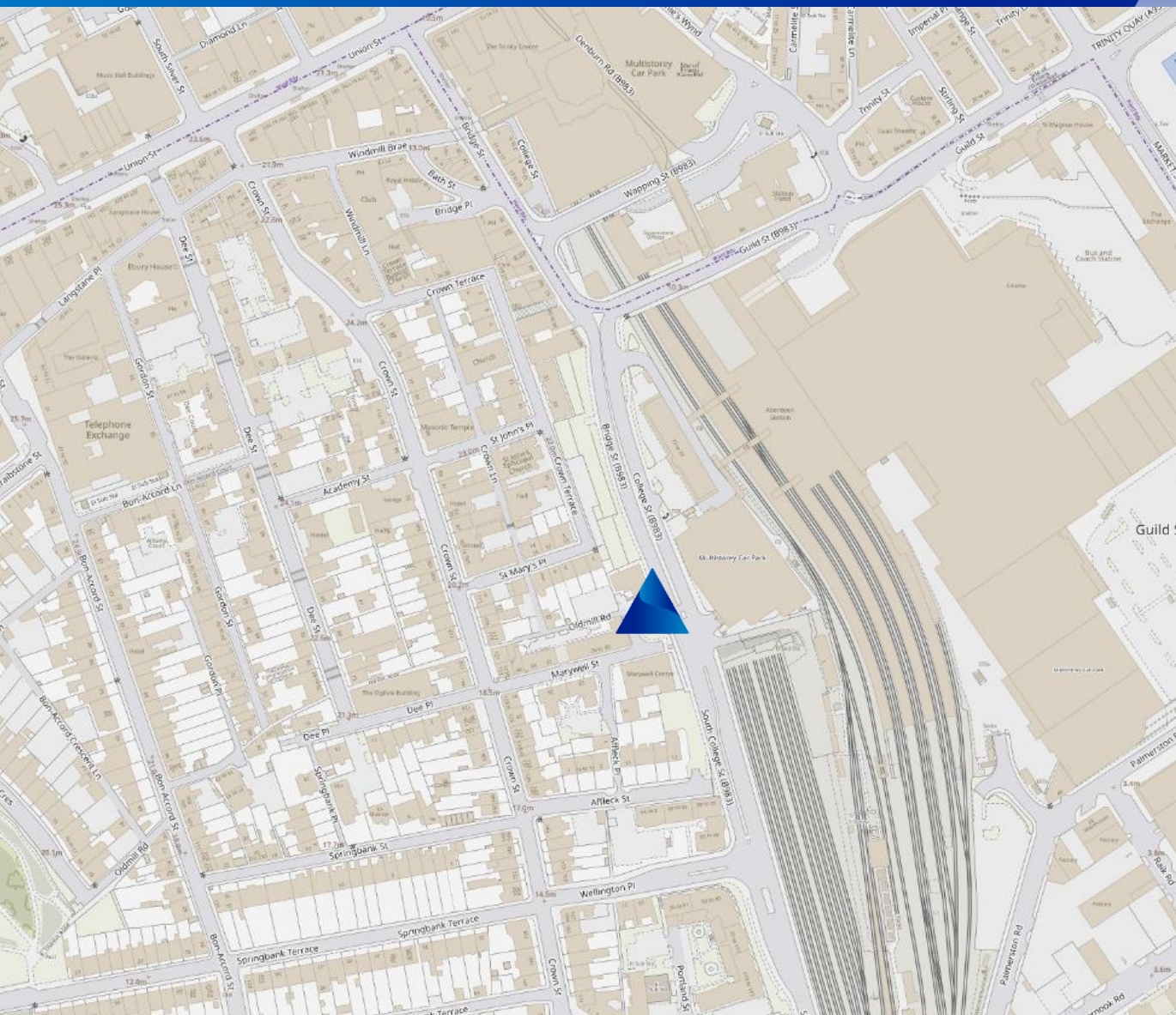






# Location

18 MARYWELL STREET, ABERDEEN, AB11 6FS



The subjects are located on the eastern end of Marywell Street within Aberdeen City Centre. The subjects are located in close proximity to Union Square shopping centre and the bus and train stations. Aberdeen's main thoroughfare Union Street is also within close proximity. Consequently, the subjects provide excellent access to the main private and public transport links within the city.

City Centre Office Accommodation



FIND ON GOOGLE MAPS



# Description

18 MARYWELL STREET, ABERDEEN, AB11 6FS

**The subjects comprise office accommodation across the ground floor of a four storey building of traditional construction. Whilst the office is first floor level from College Street, the main access is at ground floor level via Marywell Street.**

Internally, the accommodation is given over to a mixture of private meeting rooms, private offices, an open plan office space, kitchen and w.c. facilities. The space comprises of suspended floors overlaid in carpet tiles, painted plasterboard walls and suspended acoustic ceiling tiles. UPVC double glazed windows provides natural lighting throughout, whilst artificial lighting is by way of a mixture of light fittings.

We are advised that there are four parking spaces associated with the premises located on Marywell Street.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Total</b>	<b>296.65</b>	<b>3,193</b>

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

£22,000 per annum exclusive of VAT.

## Lease Terms

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

## Rateable Value

The property is currently entered into the valuation roll as follows:

- Offices: £26,500
- 4 Car Spaces: £4,000

An incoming occupier would have the opportunity to appeal this figure.

## Energy Performance Certificate

The subjects currently have an EPC rating of 'F'.

Further information and a recommendations report are available to seriously interested parties upon request.

## VAT

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

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Get in Touch

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



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### 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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