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# LANDMARK CITY CENTRE OFFICE BUILDING TO LET



210 UNION STREET ABERDEEN AB10 1TL



# **LOCATION**

The property occupies a prominent corner site at the junction of Huntly Street and Union Street, Aberdeen's principal shopping thoroughfare.

Aberdeen is Scotland's third city known as the oil capital of Europe and boasts one of the lowest unemployment rates in the UK.

The site is as shown on the plan opposite for identification purposes only.

### **DESCRIPTION**

The property occupies the first, second and third floors within a three storey attic and basement building of substantial granite and slate construction.

# **ACCOMMODATION**

The following accommodation is provided:

Net Internal Area

First Floor

Open plan office, 4 individual offices, male & female toilets, kitchenette

154.77m<sup>2</sup> (1,666 sq ft)

Second Floor

Open plan office, 4 individual offices, male & female toilets, kitchenette

152.82m<sup>2</sup> (1,645 sq ft)

Third Floor

3 open plan offices, male &

Female toilets, kitchenette 96.62m² (997 sq ft)

TOTAL 400.21m<sup>2</sup> (4,308 sq ft)

Consideration will be given to leasing on a floor by floor basis subject to agreeing acceptable terms.

### **SERVICES**

All main services are installed. Heating is by gas fired radiator system.

### **RATING ASSESSMENT**

The subjects currently form part of a larger entry and will require to be reassessed upon entry.

# **LEASE TERMS**

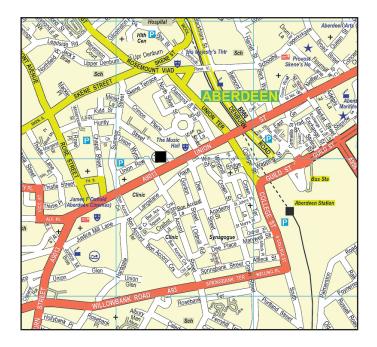
The property is offered on a new standard full repairing and insuring lease for a period to be negotiated incorporating rent reviews at appropriate intervals.

### **RENTAL**

£40,000 per annum, exclusive.

# **ENTRY**

By arrangement.



### **VAT**

All figures quoted are exclusive of Value Added Tax.

### EPC

The property currently has an EPC rating of F+. Further details are available on request.

# **LEGAL COSTS**

Each party will bear their own legal costs in connection with a lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

# **OFFERS & VIEWING**

All offers should be submitted to the sole letting agents, who will also make arrangements to view on a strictly by appointment basis.



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Regulated by RIC