

SELF-CONTAINED NEWLY REFURBISHED OFFICE BUILDING WITH CAR PARKING TO LET



**11 THISTLE PLACE
ABERDEEN
AB10 1UZ**

LOCATION

The property is situated on the south side of Thistle Place within the heart of Aberdeen's west end office location and within close proximity to Union Street, the principal shopping thoroughfare.

Aberdeen is Scotland's third city, known as the oil capital of Europe and boasts one of the most dynamic economies within the UK.

The location is highlighted on the street plan opposite for identification purposes only.

DESCRIPTION

The property comprises a 3 storey self-contained building of granite and slate construction which has been recently refurbished to provide the following accommodation:-

	Net Internal Area
Lower Ground Floor	
2 large offices, computer room/store, kitchenette	48.78 m ² (525 sq ft)
Upper Ground Floor	
Open plan office, toilet	48.59 m ² (523 sq ft)
Top Floor	
Open plan office, toilet	44.69 m ² (481 sq ft)
Total	142.06 m² (1,530 sq ft)

SERVICES

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

CAR PARKING

Car parking for 4/5 vehicles is provided adjacent to the building.

RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

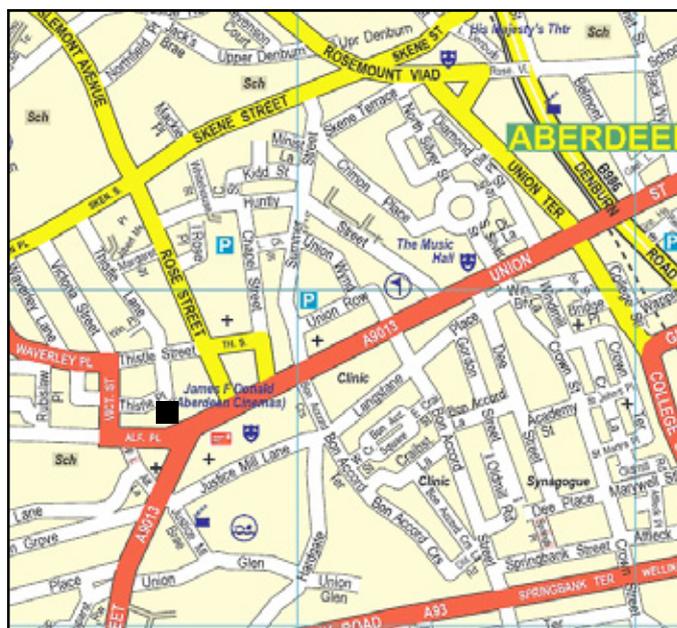
Net & Rateable Value - £30,750.

The Uniform Business Rate for the year 2018/2019 is 48.4p in the £.

Any incoming tenant will have a right of appeal.

LEASE TERMS

The property is offered on a new Full Repairing and Insuring lease for a period to be agreed.



RENTAL

£25,000 per annum exclusive.

VAT

The rental quoted is exclusive of Value Added Tax.

ENTRY

On completion of legal formalities.

EPC

This property has an Energy Performance Rating of F. Further details on request.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the incoming tenant liable for LBTT and registration dues in the normal manner.

OFFERS & VIEWINGS

All offers should be submitted in writing to the sole agents who will also make arrangements to view.