

INCENTIVES AVAILABLE



UPPER FLOOR OFFICE SUITES
100% RATES RELIEF MAY BE AVAILABLE



TO LET
403 Holburn Street

Aberdeen, AB10 7GS | 108.3 sq.m (1,166 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



LOCATION

The property is located on the east side of Holburn Street located approximately one-mile south of the City Centre of Aberdeen.

Holburn Street benefits from excellent public transport links with free on street parking available.

Nearby occupiers are mixed in nature and include Holburn Hi-Fi, Glow Bar, Chameleon, Findlays Hair Studio and Nisa Local.

DESCRIPTION

The property comprises an upper floor office contained within a ground floor, basement and attic building. Constructed of traditional stonework under a mansard pitched roof clad in slate. Access can be gained via a pedestrian door directly off Holburn Street.

Internally, the accommodation mainly comprises open plan offices with tea prep and staff welfare facilities. The property is finished to a relatively good standard throughout.

RENT

We are seeking offers in the region of £11,500 pa exclusive of VAT.

RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £9,600.

RATES DETAIL

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. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

LEASE TERMS

The premises are available To Let on a Full Repairing and Insuring lease for a period to be agreed.

EPC

The property has an EPC Rating of E67.

VAT

Any rent quoted is exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs associated with the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

ENTRY

On conclusion of legal missives.

FLOOR AREA

The suite has been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a net internal area basis and the following area derived:-

Upper Floor	108.3 sq.m	1,166 sq.ft
Limited Use	4.34 sq.m	47 sq.ft

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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